

Berryessa Creek Project
Santa Clara County, California

Appendix E
REAL ESTATE

U.S. Army Corps of Engineers
Sacramento District

JULY 2012

REAL ESTATE PLAN
(for informational purposes only)

BERRYESSA CREEK FLOOD CONTROL PROJECT
IN SUPPORT OF THE
GENERAL REEVALUATION REPORT

17 July 2012

PREPARED
BY THE
SACRAMENTO DISTRICT
REAL ESTATE DIVISION
SOUTH PACIFIC DIVISION

TABLE OF CONTENTS

1. INTRODUCTION
2. PROJECT AUTHORITY
3. PROJECT DESCRIPTION
4. DESCRIPTION OF LERRD'S
5. LERRD'S OWNED BY THE NFS AND CREDITING
6. STANDARD FEDERAL ESTATES AND NON-STANDARD ESTATES
7. DESCRIPTION OF ANY EXISTING FEDERAL PROJECT IN OR PARTIALLY IN THE PROPOSED PROJECT
8. DESCRIPTION OF ANY FEDERALLY OWNED LAND NEEDED FOR THE PROJECT
9. APPLICATION OF NAVIGATIONAL SERVITUDE TO THE LERRD'S REQUIREMENT
10. PROJECT MAP (see Exhibit A)
11. ANTICIPATED INCREASED FLOODING AND IMPACTS
12. COST ESTIMATE
13. RELOCATION ASSISTANCE BENEFITS
14. MINERAL / TIMBER ACTIVITY
15. NON-FEDERAL SPONSOR'S ABILITY TO ACQUIRE
16. ZONING ANTICIPATED IN LIEU OF ACQUISITION
17. ACQUISITION SCHEDULE
18. DESCRIPTION OF FACILITY AND UTILITY RELOCATIONS
19. HAZARDOUS, TOXIC, AND RADIOLOGICAL WASTE IMPACTS
20. ATTITUDE OF LANDOWNERS
21. ASSESSMENT OF NON-FEDERAL PARTNERS REAL ESTATE ACQUISITION CAPABILITY\

EXHIBIT A –MAPS AND TRACT REGISTERS

Real Estate Plan

Berryessa Creek Flood Control Project Five Alternatives

1. Introduction:

The purpose of this Real Estate Plan is to provide background and details in support of the General Revaluation Report for the Berryessa Creek Flood Control Project. A Real Estate Plan was submitted in March, 2009. This update addresses the current array of alternatives with revised maps, and updated cost estimates for real estate required for the project to support the General Reevaluation Report ("GRR").

2. Project Authority:

The Berryessa Creek Project was authorized by the Water Resources Development Act (WRDA) of 1990 [Public Law 101-640, 101(a)(5)]. The Chief of Engineer's Report was transmitted by the Secretary of the Army to Congress in December 1989. The project was not implemented at that time due to resistance by the public. In 2001, the Santa Clara Valley Water District (SCVWD), the local sponsor, requested that the Corps reevaluate flood protection alternatives along Berryessa Creek to find a more environmentally-acceptable and federally-justified solution.

This report is being developed to support the General Reevaluation Report for the Berryessa Creek Project, Santa Clara County, California. The report is being prepared in partnership with Tetra Tech, SCVWD and the Corps. The study addresses flood damage reduction, recreation, and related mitigation measures along a portion of Berryessa Creek.

The authority for this Study is Section 4, of the Flood Control Act of 1941, Public Law 77-228. The Construction Authority is from Section 101(a)(5), Water Resources Development act of 1990, Public Law 101-640. The National Defense Authorization Act for FY 1994, Public Law 103-160 provides a 902 Limit Exemption.

3. Project Description:

The Berryessa Creek watershed is located in Santa Clara County, California south of San Francisco Bay. Berryessa Creek is a tributary to the Coyote Creek system, which flows into the southernmost end of San Francisco Bay. Berryessa Creek runs through portions of unincorporated Santa Clara County, and the cities of San Jose and Milpitas before emptying into Coyote Creek which flows in a northwesterly direction from Milpitas into San Francisco Bay. Both cities are located along Interstate Highway 680.

Berryessa Creek enters the project study area from a foothill area located east of Old Piedmont Road and then runs westerly through suburban residential neighborhoods in San Jose to Morrill Avenue, then north under Cropley Avenue, then northwesterly to an under crossing of Interstate Highway-680 then north into the city of Milpitas passing through a densely developed industrial and commercial area to the under crossing of Calaveras Boulevard, to the north boundary of the project study area.

A below grade channel for the Upper Berryessa Creek was developed many years ago west of Old Piedmont Road to Piedmont Road. A twelve page map set drawn by the Santa Clara Valley Water District that is dated July 9, 2008 indicates an average width of 62' for the channel for this segment.

As Berryessa Creek flows west of Piedmont Road, its width widens to an average width of 160' as the channel's course conforms with the natural terrain contours of the creek. East of Morrell Avenue, Berryessa Creek is confined within a channel that is 82' in width; after passing under Cropley Avenue to Interstate Highway-680 the channel widens to an average width of 86'. This segment is improved with an access road along the southerly 16' of the right-of-way that runs parallel to the channel. The map set of the channel alignment provided by the SCWD ends at I-680.

The preliminary array of alternatives included an incised trapezoidal channel, a terraced trapezoidal channel, a walled trapezoidal channel, and the Federally Authorized Plan. In 2010 the lead planner for the project determined that only the portion of the alternatives downstream (west) of I-680 had a federal interest. The upstream measures have been eliminated from all of the alternatives except for the Federally Authorized Plan. All project alternatives encompass a length of approx. 2.182 miles.

The project features include modifications to channel reaches and bridge and culvert crossings located downstream from I-680 to Calaveras Boulevard at the downstream end. It includes eight existing bridge and culvert crossings. The shoring of bridge abutments at Ames Avenue and Yosemite Drive to accommodate a widened channel are common elements to all of the alternatives that modify the channel.

All project alternatives include a 15-foot obstruction-free zone adjacent to the project features along both banks. The obstruction-free zone also acts as a vegetation-free zone to ensure compliance with current vegetation criteria for levees and floodwalls. This zone is the access route for maintenance and flood fighting activities. The obstruction-free zone is included in the Channel Improvement Easement that is shown on the current Real Estate Maps for the project.

The descriptions of the project alternatives displayed below were provided to the Real Estate Division by the lead Planner for the project

4. Description of LERRD's

The non-Federal Sponsor will acquire the minimum interests in real estate to support the construction and subsequent operation and maintenance of the project.

*The specific areas that will be required to be acquired and the type of the take will be determined once the alternative design is selected. Alternative 5 (the authorized plan) was modified to delete the upstream reach- which did not comply with minimal federal guidelines for sufficient flows. **The downstream reach for 5/d is included in this report for comparison purposes only. Alternative 5 has been eliminated from consideration due to no support from the public.***

Alternatives	2A	2B	4B	5/d
Total Area (including ROW)	36.91 ac.	27.11 ac.	38.00 ac.	29.04 ac

The following “standard estates” and easements will be identified as required for the project:

- **Fee Simple**
- **Channel Improvement Easements (CIE)**
- **Temporary Work Area Easements (TWAE)**
- **Staging, Borrow, and Disposal Sites.**

Once the Alternative Formulation Briefing (AFB) has been completed and the NED/NER has been identified the Real Estate Plan (REP) will be revised as required by EC 405-2-12. This report identifies six alternatives, the first alternative being no action. The REP at this time does not identify proposed estates for the various project features but displays the estimated fee value of the required acreages for each alternative.

The properties proposed are adjacent to or close to the SCVWD existing rights-of-way for Berryessa Creek, primarily downstream of I-680. Land uses outside of the existing levee system in the proposed project area are medium density residential, industrial/ commercial, and land with limited development potential (within the existing right of way).

Alternatives

Final Array of Alternatives

No Action Alternative

Alternative 1 is the no action alternative and represents without project conditions, assuming routine maintenance. The lands comprise the existing right-of-way for the Berryessa Creek channel from Old Piedmont Road to Calaveras Boulevard.

Alternative 2A/d (d=Downstream Reach) – Earthen Trapezoidal Channel

Alternative 2A provides channel and other improvements designed to convey the median (50% non-exceedence) stage associated with the 1% chance ("100-year") event. This alternative would provide flood damage reduction utilizing channel excavation and bridge modifications to increase conveyance. Levees are extended, as needed, to maintain consistent capacity throughout the project. Five bridge (clearance) raises would be required beginning with the East Calaveras Boulevard Bridge at the north end of the project; the Montague Expressway Bridge near the south end of the downstream reach is the last of the five bridges. This alternative would not be certifiable for the National Flood Insurance Program (NFIP) because it does not include freeboard.

The two "B" alternatives would each be designed to be certifiable for the NFIP by providing 90% assurance of containing the 0.9% chance event. The "B" alternatives are similar west of Interstate Highway 680. They would remove and raise the existing clearance for the over crossings at Montague, Los Coches Street, and Calaveras Boulevard and replace existing culverts, lower the sediment basin bed by four feet, and construct a free standing concrete flood wall with a maximum height of 3 feet.

Alternative 2B/d – Earthen Trapezoidal Channel

Similar to Alternative 2A, this alternative would provide flood damage reduction utilizing channel excavation and bridge modifications to increase conveyance. Levees are extended, as needed, to maintain consistent capacity throughout the project.

Alternative 4B/d – Earthen Terraced Channel with Floodwalls

Alternative 4B takes the concepts from Alternative 3B (vegetated floodplain benches); however instead of utilizing levees to confine the flows below I-680, concrete floodwalls would be extended vertically from the outer edges of the floodplain bench.

Alternative 5 - Authorized Plan

Alternative 5, the Authorized Plan, is used by the Corps for comparative reasons but is not a candidate for selection. Cadastral Maps were not created for this Real Estate Plan as this alternative is not relevant.

The Authorized Plan was recommended in the 1987 Feasibility Report and was subsequently authorized for construction by the Water Resources Development Act of 1990.

Starting at the upstream project limit, approximately 600 feet upstream of Old Piedmont Road, the Authorized Plan would feature a 500-foot by 160-foot reinforced concrete-walled sedimentation basin with earth bottom. This would transition to a box culvert under Old Piedmont Road. A trapezoidal reinforced concrete-lined channel would lead out of the culvert and continue for about 800 feet to the existing 400-foot long box culvert under the intersection of Piedmont Road and Cropley Avenue. The bottom width would be 8 feet with side slopes of 1V to 2H. The trapezoidal channel would be constructed with a single service road on the east side of the creek, to save the riparian vegetation on the west bank.

An existing debris basin at the upstream portion of the greenbelt would be improved with concrete walls, and enlarged to 144 feet by 80 feet. This basin would serve as a secondary sediment basin. A stilling basin is incorporated into the design of this sediment basin to reduce the stream flow velocity to a subcritical level. Throughout the remainder of the greenbelt, approximately 4,200 feet, the existing berms and levees would be augmented to bring them to the specified height for each section. On the south side of the creek, the levee top width would be 12 feet. On the north side of the creek, the top width could be as narrow as 6 feet. The inboard slope for all levees would be 2 feet horizontal to every 1 foot vertical. Within Berryessa Creek Park, the berms would be raised in accordance with the present landscape design.

From 600 feet upstream of Morrill Avenue, a short transition would lead into a trapezoidal concrete section, flanked by a service road on either side of the creek. This would continue to a distance of approximately 1,550 feet downstream to Cropley Avenue. North of Cropley, an existing 1,800-foot trapezoidal concrete-lined channel, which continues to 100 feet upstream of Highway 680, would be utilized. At this point, another trapezoidal concrete channel would be constructed, for a distance of 4,300 feet. Downstream of the railroad bridge and continuing for approximately 1,100 feet to the point where South Milpitas Boulevard veers west, a trapezoidal concrete channel would be built with no service roads, due to the rigid right-of-way constraints. A 6,100-foot trapezoidal concrete channel, with a service road on each side of the creek, would continue from this point to the downstream project limit, where it would transition with the earthen trapezoidal channel immediately downstream of Calaveras Boulevard.

The purpose of the Authorized Plan was to provide flood protection for flow events up to and including the design (100-year) flood event. The plan, as authorized, was designed using the freeboard design concepts in establishing the hydraulic design of project features. Risk and uncertainty concepts were not applied.

Utility modifications are required under all scenarios (except the no action alternative).

5. Description of LERRD'S Required for Each Alternative

(Once the Tentatively Selected Plan is determined, and the specific information is known, the following chart will be updated)

ALTERNATIVE 2A (downstream reach only)

Land	Acres	Cost
Lands and Easements (26 parcels)	36.91	\$7,020,002
Incremental RE Costs (30% contingency)		\$2,106,001
Preliminary Severance Estimate (10%)		\$ 702,000
Total LERRDs (rounded)		\$9,825,000
Non Federal Administrative Costs		\$ 430,000
Federal Administrative Costs (including crediting)		\$ 320,000
Total LERRDs plus Administrative Costs		\$10,575,000

ALTERNATIVE 2B (downstream reach only)

Land	Acres	Cost
Lands and Easements (26 parcels)	27.11	\$7,701,950
Incremental RE Costs (30% contingency)		\$2,310,585
Preliminary Severance Estimate (10%)		\$ 770,195
Total LERRDs (rounded)		\$10,800,000
Non Federal Administrative Costs		\$ 430,000
Federal Administrative Costs (including crediting)		\$ 320,000
Total LERRDs plus Administrative Costs		\$11,550,000

ALTERNATIVE 4B (downstream reach only)

Land	Acres	Cost
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Lands and Easements (25 parcels)	37.78	\$10,689,248
Incremental RE Costs (30% contingency)		\$3,209,473
Preliminary Severance Estimate (10%)		\$ 1,069,825
Total LERRDs (rounded)		\$15,000,000
Non Federal Administrative Costs		\$ 430,000
Federal Administrative Costs (including crediting)		\$ 320,000
Total LERRDs plus Administrative Costs		\$15,750,000

ALTERNATIVE 5 (authorized plan – includes upstream reach which has been eliminated)

Land	Acres	Cost
Lands, and Easements (48 parcels)	62.14	\$30,563,991
Improvements		\$ 1,291,000
Sub-Total		\$31,385,991
Incremental RE Costs (30% contingency)		\$ 9,556,497
Preliminary Severance Estimate (15%)		\$ 4,778,249
Total LERRDs (rounded)		\$46,200,000
Non Federal Administrative Costs		\$ 430,000
Federal Administrative Costs (including crediting)		\$ 320,000
Total LERRDs plus Administrative Costs		\$46,950,000

ALTERNATIVE 5/d (downstream reach only)

Land	Acres	Cost
Lands, and Easements (24 parcels)	29.04	\$26,315,479
Improvements		\$ 250,000
Sub-Total		\$26,565,479
Incremental RE Costs (30% contingency)		\$ 7,969,644

Preliminary Severance Estimate (15%)		\$ 3,984,822
Total LERRDs (rounded)		\$38,500,000
Non Federal Administrative Costs		\$ 430,000
Federal Administrative Costs (including crediting)		\$ 320,000
Total LERRDs plus Administrative Costs		\$39,250,000

5. LERRD'S Owned by the Non-Federal Sponsor

The Santa Clara Valley Water District (Non-Federal Sponsor) owns property in the proposed project alternatives as delineated on the attached table.

Project Alternative	Number of Parcels	Acreage owned by NFS
2A	5	15.88
2B	5	4.36
4D	5	16.23
5	5	20.51

6. Standard Federal Estates and Non-Standard Estates

All proposed estates are "standard".

7. Description of any Existing Federal Projects in or Partially in the Proposed Project.

There are no Federally-owned land or other Federal projects in or partially in the project area.

8. Description of Any Federally Owned Land Need for the Project

There are no Federally owned property needed for the Project.

9. Application of Navigational Servitude to the LERRD's Requirements

Navigational Servitude is not applicable to this project.

10. Project Maps (see attached Exhibit A)

11. Anticipated Increased Flooding and Impacts

According to the civil design engineers, there are no anticipated increased flooding or other related negative impacts.

12. Baseline Cost Estimate.

The baseline cost for this project is established by an estimate prepared by the Sacramento District Appraisal Branch, Real Estate Division with a date value of March 8, 2012. The approximate costs by alternative are as follows:

Alternative 1	No Action
Alternative 2A/d	\$9,825,000
Alternative 2B	\$10,800,000
Alternative 4B	\$15,000,000
Alternative 5	\$46,200,000
Alternative 5/d	\$38,500,000

13. Relocation Assistance Benefits

No Relocations are anticipated for any of the alternatives

14. Mineral/Timber Interests

There are no identified mineral activities in the project area.

15. Non-Federal Sponsor's Ability to Acquire

The Santa Clara Valley Water District has partnered with the Corps on several prior projects and has a full Real Estate staff capable of fulfilling its' responsibilities as a Non-Federal Sponsor.

16. Zoning Anticipated in Lieu of Acquisitions

There are no zoning modifications anticipated in connection with any of the alternatives.

17. Acquisition Schedule

The acquisition schedule be will be completed once the Tentatively Selected Plan is determined.)

18. Description of Facility and Utility Relocations

Berryessa Creek Utility Owners	
Owner	Utility/Facility
AT&T	Telephone
City of Milpitas	Sewer/Storm drain
City of San Jose	Sewer/Storm drain
Comcast	Cable/Internet
Pacific Gas and Electric	Gas and Electric
San Jose Water Company	Water Delivery Lines
Verizon Wireless	Cellular Towers and Lines

An extensive search for parcel ownership and easement information for utility locations within the limits of the proposed project site was conducted by Tetra Tech, the civil design contractor. The Santa Clara Valley Water District made available a real estate parcel and easement file that was imported into GIS and used to identify several parcel owners, but did not contain complete information for utility easements within the project site. GIS shape files downloaded from the City of Milpitas and the City of San Jose's website and FTP site were used to determine the Assessor's Parcel Number (APN) where project site utilities were located along the channel. APNs from each site was used to lookup ownership information through the Santa Clara County Assessor's office website; though this website was able to aid in the identification of several parcel owners, the website was not able to retrieve relevant easement information. A title search was conducted through First American Title Company, which was able to query title information detailing ownership and easements at a small handful of the APNs submitted. Subsequently, the Local Sponsor's (SCVWD) project liaison The Santa Clara Water District conducted an extensive search in the SCVWD microfiche system for parcel maps and deed information. The search effort was able to identify all real property ownership and all but four easements within the project area, two of which will not be impacted by the proposed project alternatives.

The following utilities/facilities table is for the total estimated costs by alternative. When the TSP is determined, all specific utility/facilities costs will be captured.

Alternatives	2A	2B	4B	5/d
Total Cost Estimates for Utility/Facility Relocations	\$1,500,000	\$1,293,000	\$1,293,000	\$5,529,000

(Awaiting the Preliminary Opinion of Compensability from the SPK Office of Counsel.)

ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REPORT THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION TO BE PERFORMED BY THE NON-FEDERAL SPONSOR AS PART OF ITS LERRD RESPONSIBILITIES IS PRELIMINARY ONLY. THE GOVERNMENT WILL MAKE A FINAL DETERMINATION OF THE RELOCATIONS NECESSARY FOR THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PROJECT AFTER FURTHER ANALYSIS AND COMPLETION AND APPROVAL OF FINAL ATTORNEY'S OPINIONS OF COMPENSABILITY FOR EACH OF THE IMPACTED UTILITIES AND FACILITIES.

19. Hazardous, Toxic, and Radiological Waste Impacts

No hazardous or toxic materials have been identified at this point in the study. A complete accounting and description will be accomplished once an alternative has been selected.

20. Attitude of Landowners

During previous public meetings, landowners were supportive of the project. Once the selected alternative is determined, the views of the public will be included in the revised REP.

20. Attitude of Landowners

During previous public meetings, landowners were supportive of the project. Once the selected alternative is determined, the views of the public will be included in the revised REP.

21. ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY**BERRYESSA FLOOD RISK REDUCTION STUDY (July 2012)**

SPONSOR: **Santa Clara Valley Water District**

(Sponsor's answers to Assessment indicated below in BOLD)

I. Legal Authority: District Act – Santa Clara Valley Water District

a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? **Yes.**

b. Does the sponsor have the power of eminent domain for this project? **Yes.**

c. Does the sponsor have "quick-take" authority for this project? **Yes. The District has the power of eminent domain.**

d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? **No.**

e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? **Unknown.**

II. Human Resource Requirements:

a. Will the sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? **No**

b. If the answer to II.a. is "yes," has a reasonable plan been developed to provide such training?

c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? **Yes.**

d. Is the sponsor's project in-house staffing level sufficient considering its other workload, if any, and the project schedule? **No**

e. Can the sponsor obtain contractor support, if required, in a timely fashion? **Yes**

f. Will the sponsor likely request USACE assistance in acquiring real estate? **No**

III.. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? **Yes.**
- b. Has the sponsor approved the project real estate schedule/milestones? **TBD**

IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? **Yes.**
- b. With regard to this project, the sponsor is anticipated to be Santa Clara Valley Water District. **Yes.**

V. Coordination:

- a. Has this assessment been coordinated with the sponsor? **Yes**
- b. Does the sponsor concur with this assessment? **Yes**

Prepared by:



Jeremy Hollis
Realty Specialist
Acquisition Branch

Date 17 July 2012

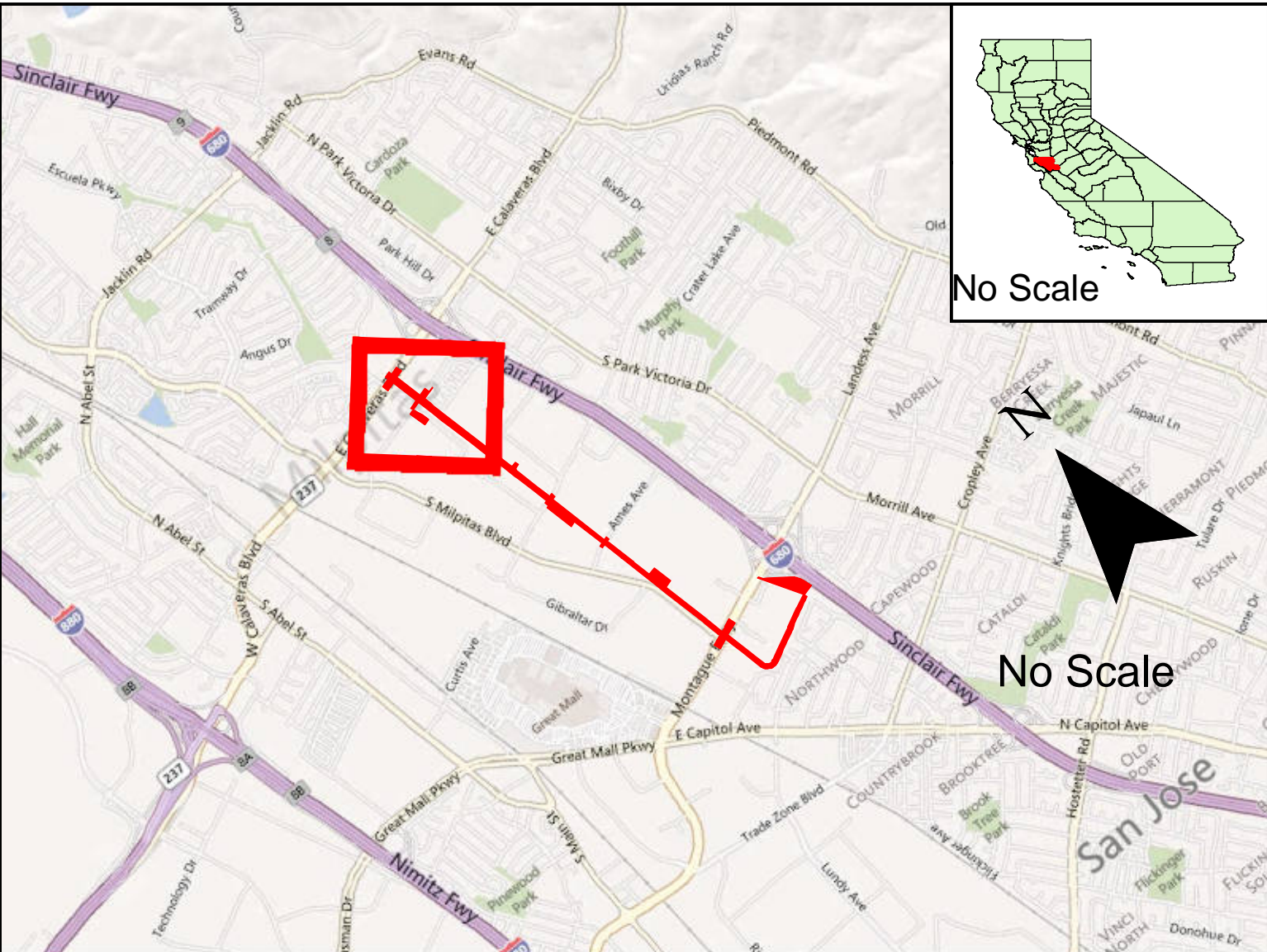
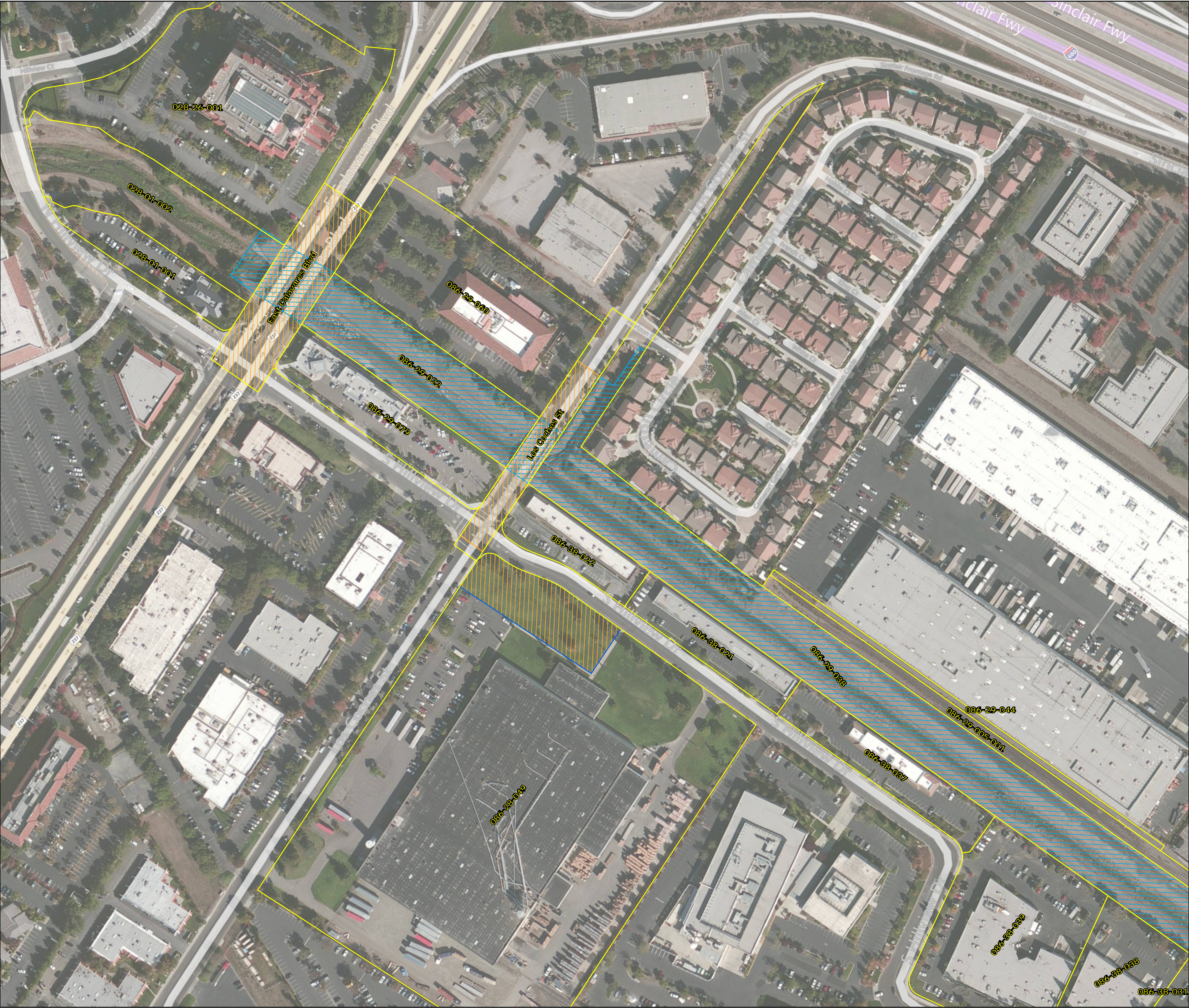
Reviewed and Approved by:

Sharon Caine
Chief, Real Estate Division
Date _____

EXHIBIT A

(Maps and Tract Registers)

Note: Property Ownership Data collect on 03/18/2011 from Parcel Quest.com (sjc).



Note:
The parcel data is only a representation of features on the earth compiled by computer program from raw data obtained from county sources and is not necessarily, in whole or in part, based upon any physical recording, study or survey, professional or otherwise, of the covered property. This information is not intended as a substitute for a field survey by a licensed professional or any other use or application that requires legal or engineering accuracy.



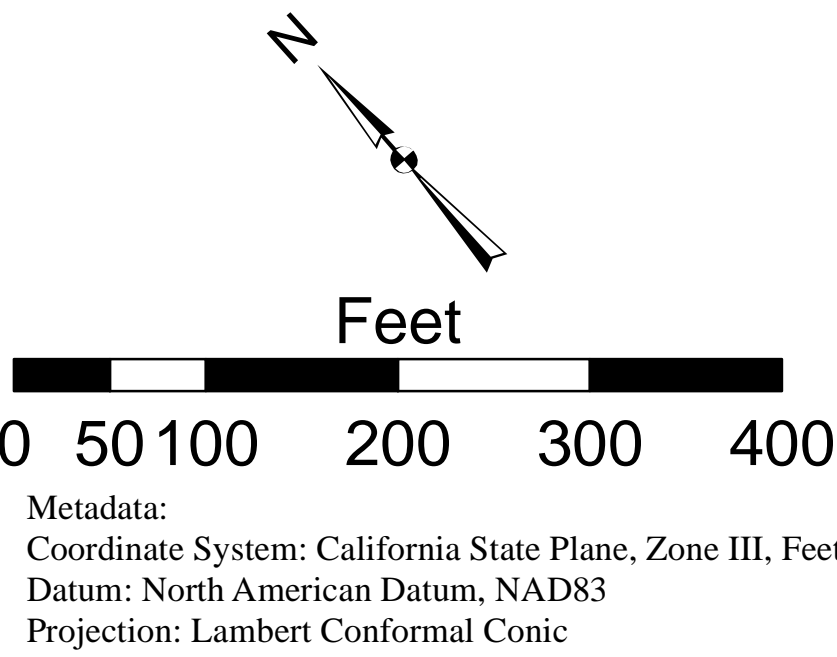
PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 2A

SANTA CLARA COUNTY,
California

Legend

Parcel_Boundary with APN

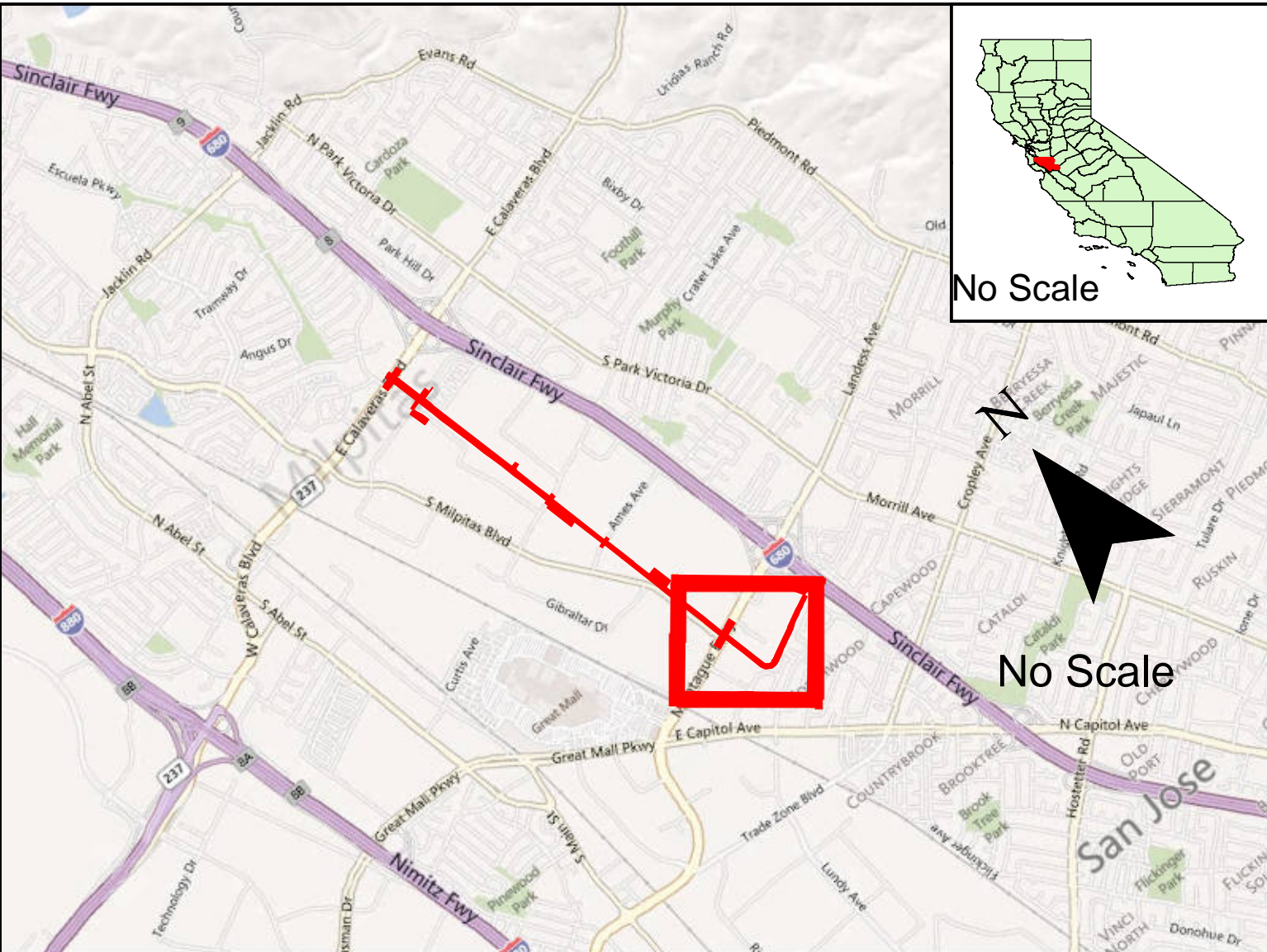
Temporary Staging Area

Created on April 25, 2011; Updated March 8, 2012

Map/Project Lead	Steve J. Carey/Geologist	Date Approved	1-Jun-08	Revision	
Created By	Steve J. Carey/Cartographer	Aerial Image Date	1-Jun-08		
Reviewed By	Steve J. Carey/Cartographer	Bing Map Server/Aerial Satellite Image	2008		
Project Manager	Scott Miller	File Name	BC_S-X		
RE Specialist	Jerry Halls	Print Date	30-Jan-2012		
		Print Scale	San Map		

SANTA CLARA
CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 2A
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
S-1



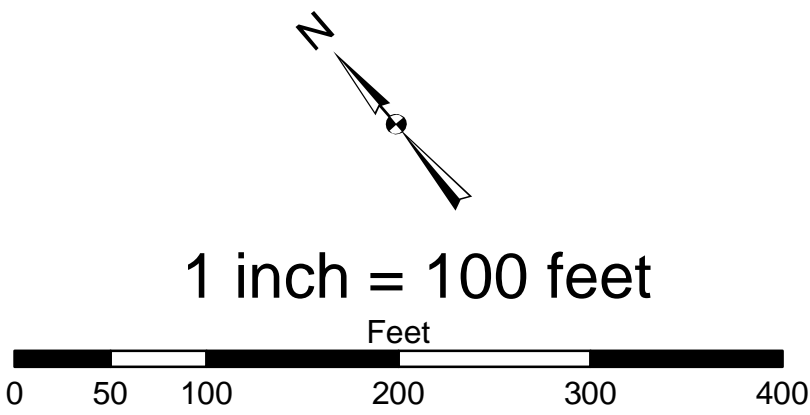
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PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 2A
SANTA CLARA COUNTY,
California

Legend	
	Temporary Staging Area
	Temporary Construction Easement
	Channel Improvement Easement CIE
	Parcel_Boundary with APN
	County Boundary



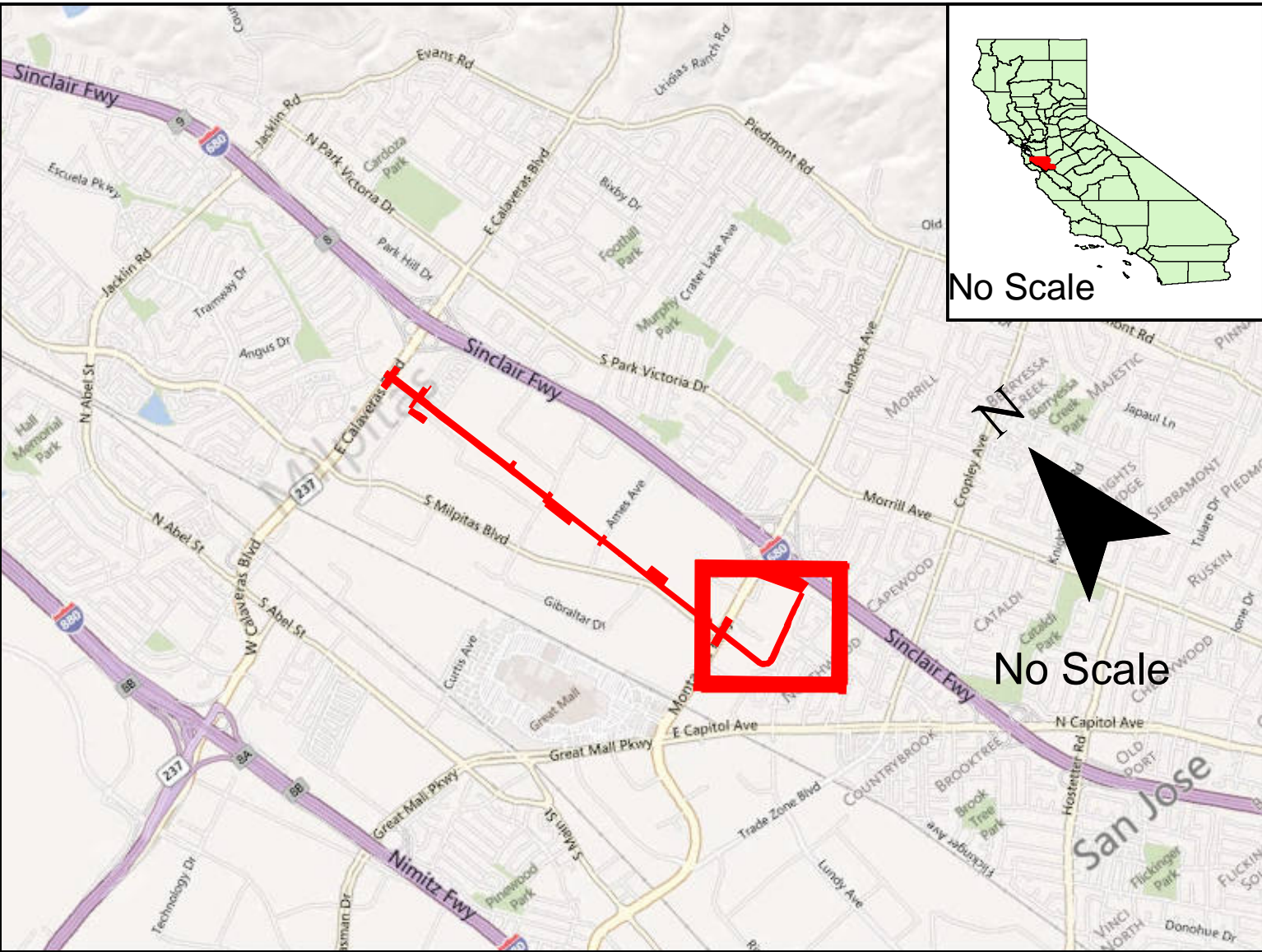
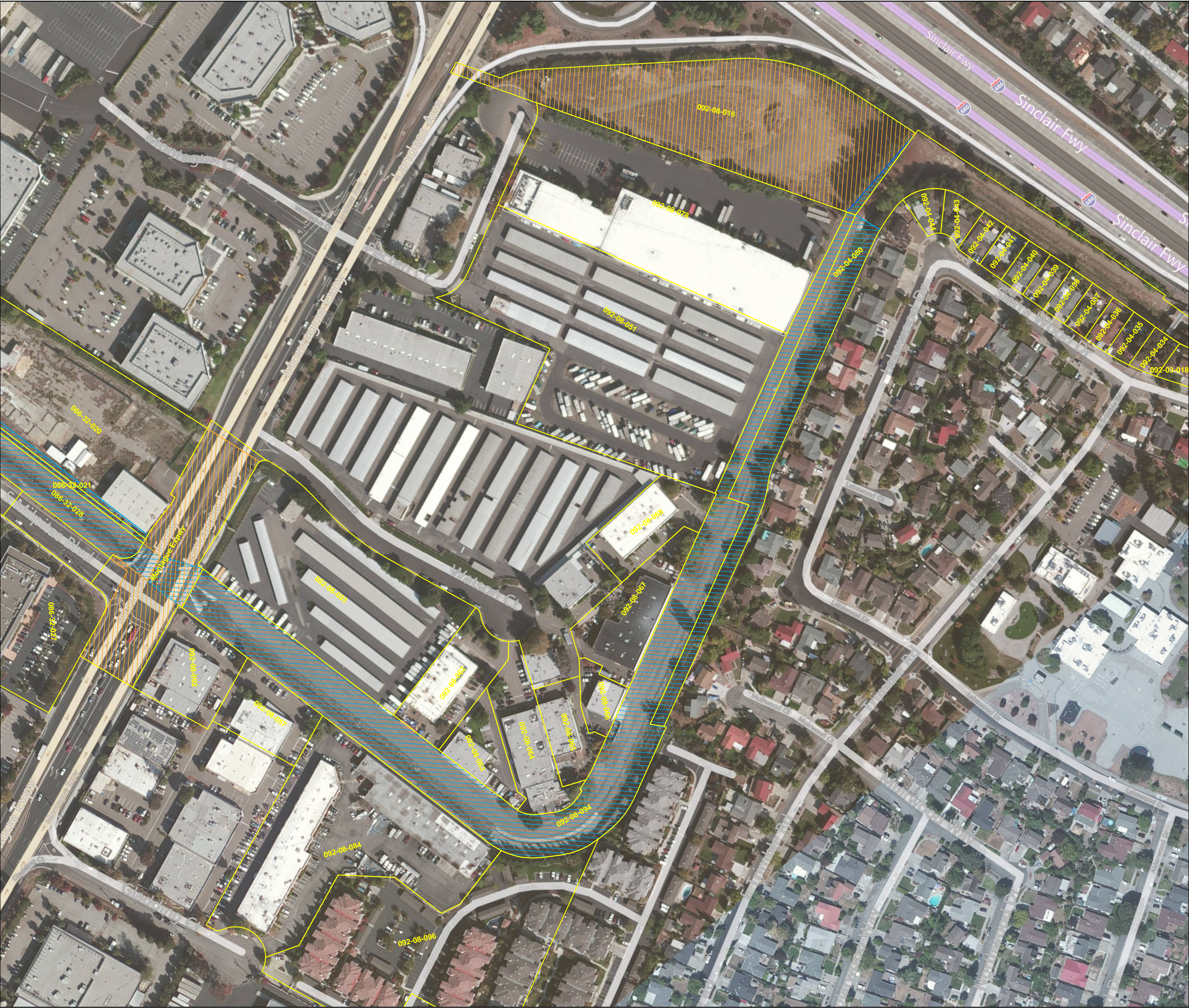
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Projection: Lambert Conformal Conic

Created on April 25, 2011; Updated March 8, 2012
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DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO DISTRICT CADASTRAL SECTION 125 J STREET 8914-202	Map/Title/Link: STREET 8914-202 Created By: STEVE J. CAREY/Cartographer Reviewed By: Project Manager: Scott Miller RE Specialist: Jimmy Halls	Date Approved: Aerial Image Date: Bing Map Server/AERIAL SATELLITE IMAGE 2008 CAD File Number: File Name: Print Date: Print Scale:	Revision: 1-Jun-08 BC_S_4 30-Jan-2012 San Map
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SANTA CLARA
CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 2A
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
S-4



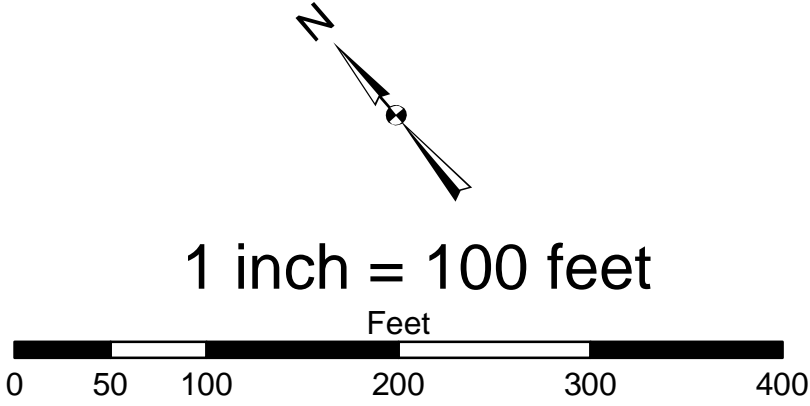
Note:
The parcel data is only a representation of features on the earth compiled by computer program from raw data obtained from county sources and is not necessarily, in whole or in part, based upon any physical recording, study or survey, professional or otherwise, of the covered property. This information is not intended as a substitute for a field survey by a licensed professional or any other use or application that requires legal or engineering accuracy.



PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 2A
SANTA CLARA COUNTY,
California

Legend	
	Temporary Staging Area
	Temporary Construction Easement
	Channel Improvement Easement CIE
	Parcel_Boundary with APN
	County Boundary



Metadata:
Coordinate System: California State Plane, Zone III, Feet
Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

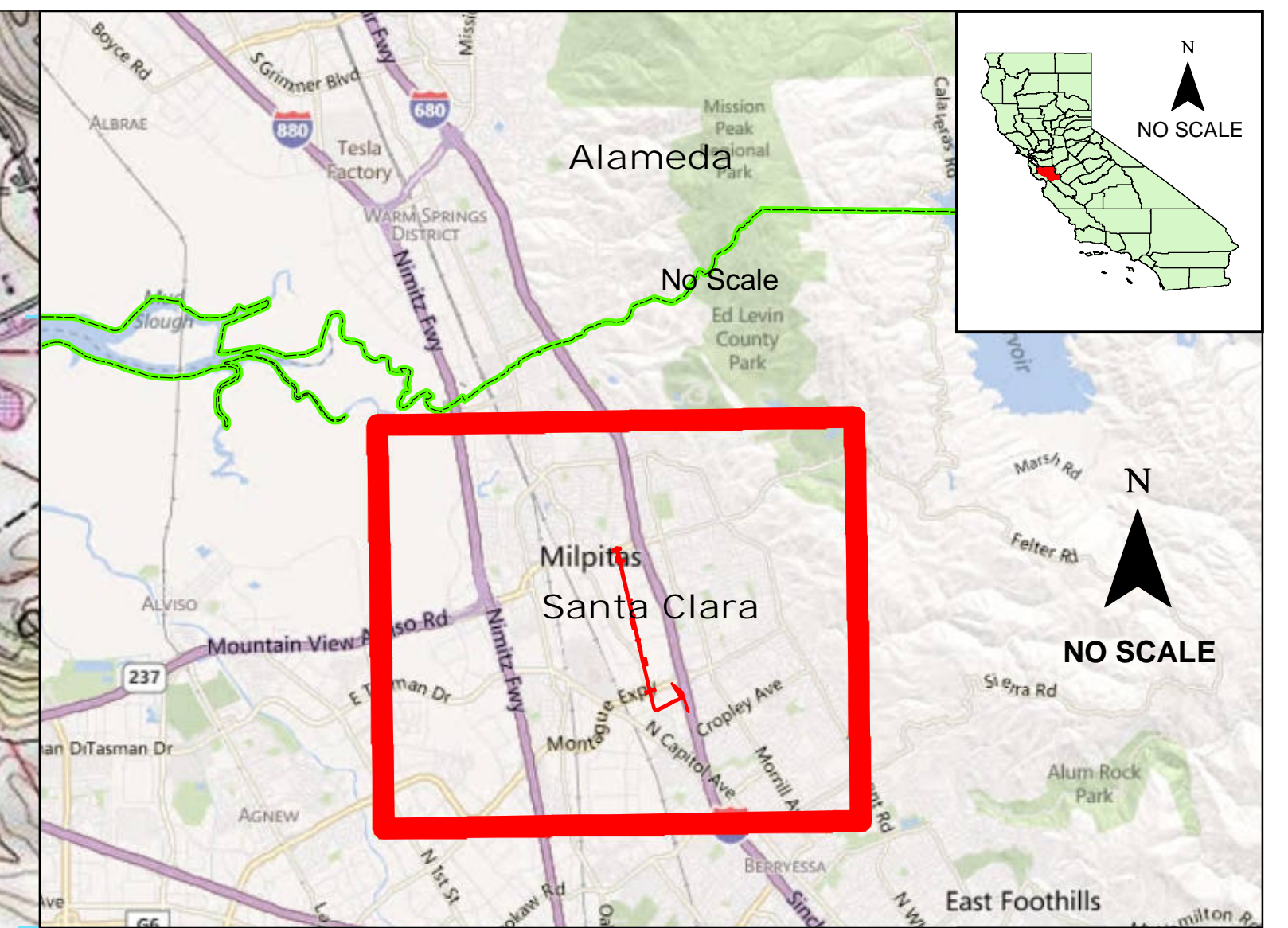
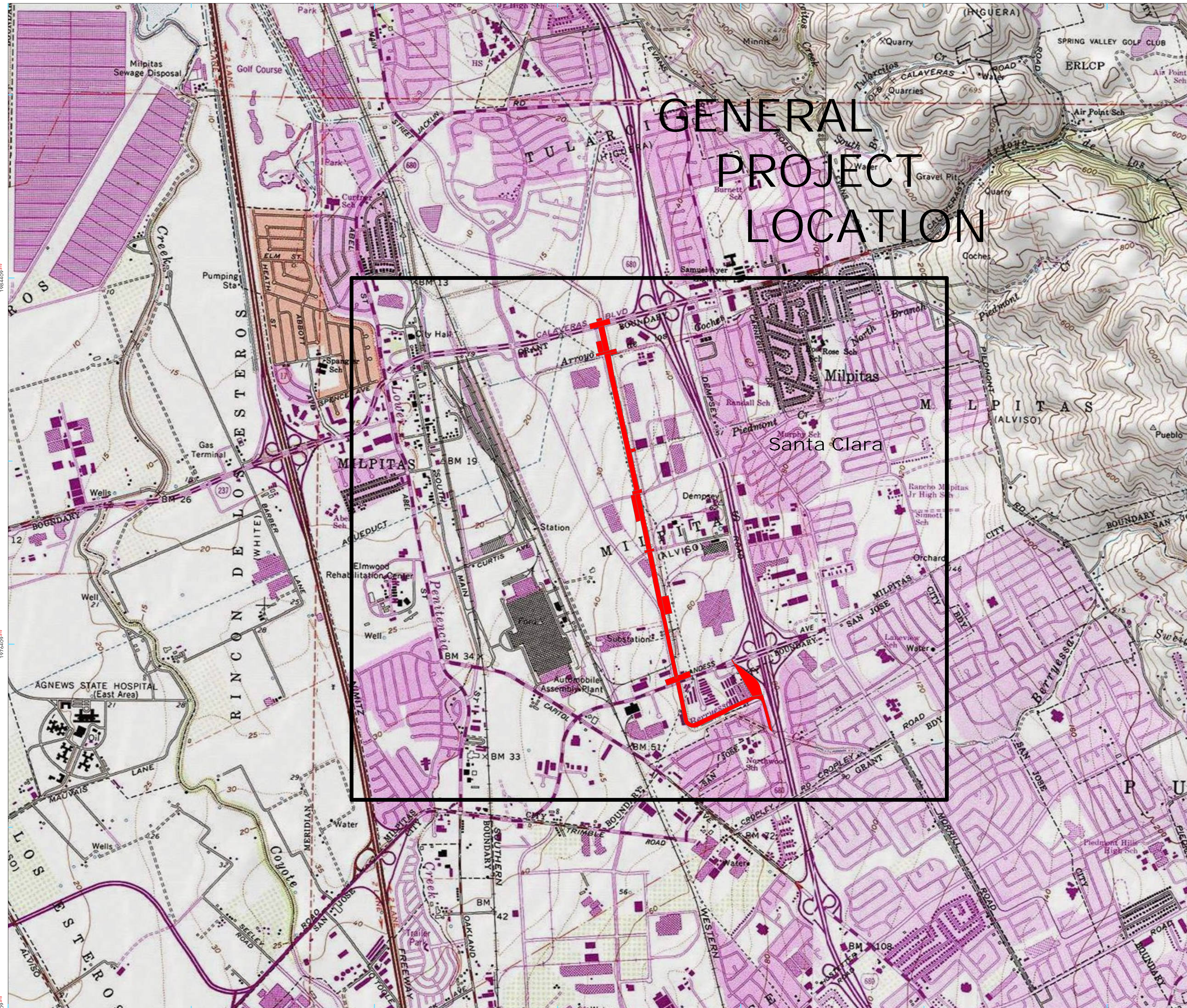
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DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO DISTRICT REAL ESTATE DIVISION CADASTRAL SECTION 125 J STREET 95814-922	Map/Project Lead: STEVE J. CAREY/GEOLOGIST Created By: STEVE J. CAREY/Cartographer Reviewed By:	Date Approved: Aerial Image Date: Bing Map Server/AERIAL SATELLITE IMAGE 2008 CAD File Number:	Revision: 1-Jun-08 BC_S-X 30-Jan-2012 San Map
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SANTA CLARA
CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 2A
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
S-5

GENERAL
PROJECT
LOCATION



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**PRELIMINARY
DRAFT**

REAL ESTATE OWNERSHIP MAPS 2012

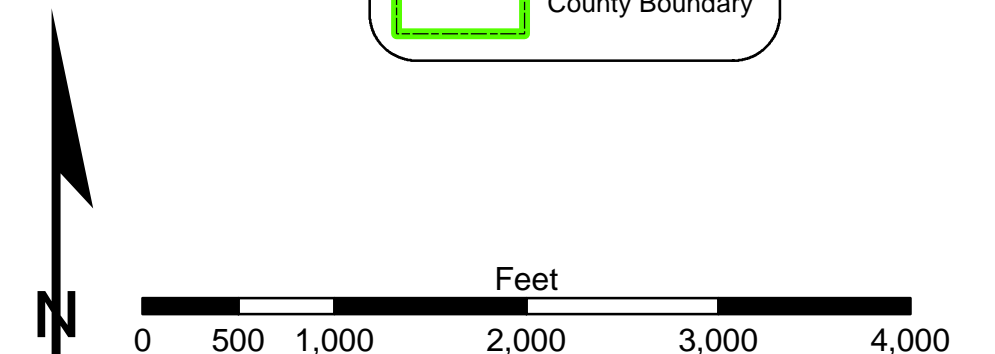
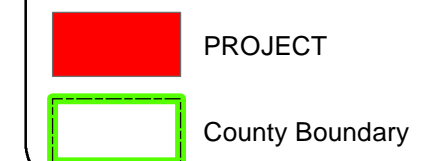
GENERAL PROJECT LOCATION

BERRYESSA CREEK PROJECT

ALTERNATIVE 2B

SANTA CLARA COUNTY,
California

Legend



Metadata:
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Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

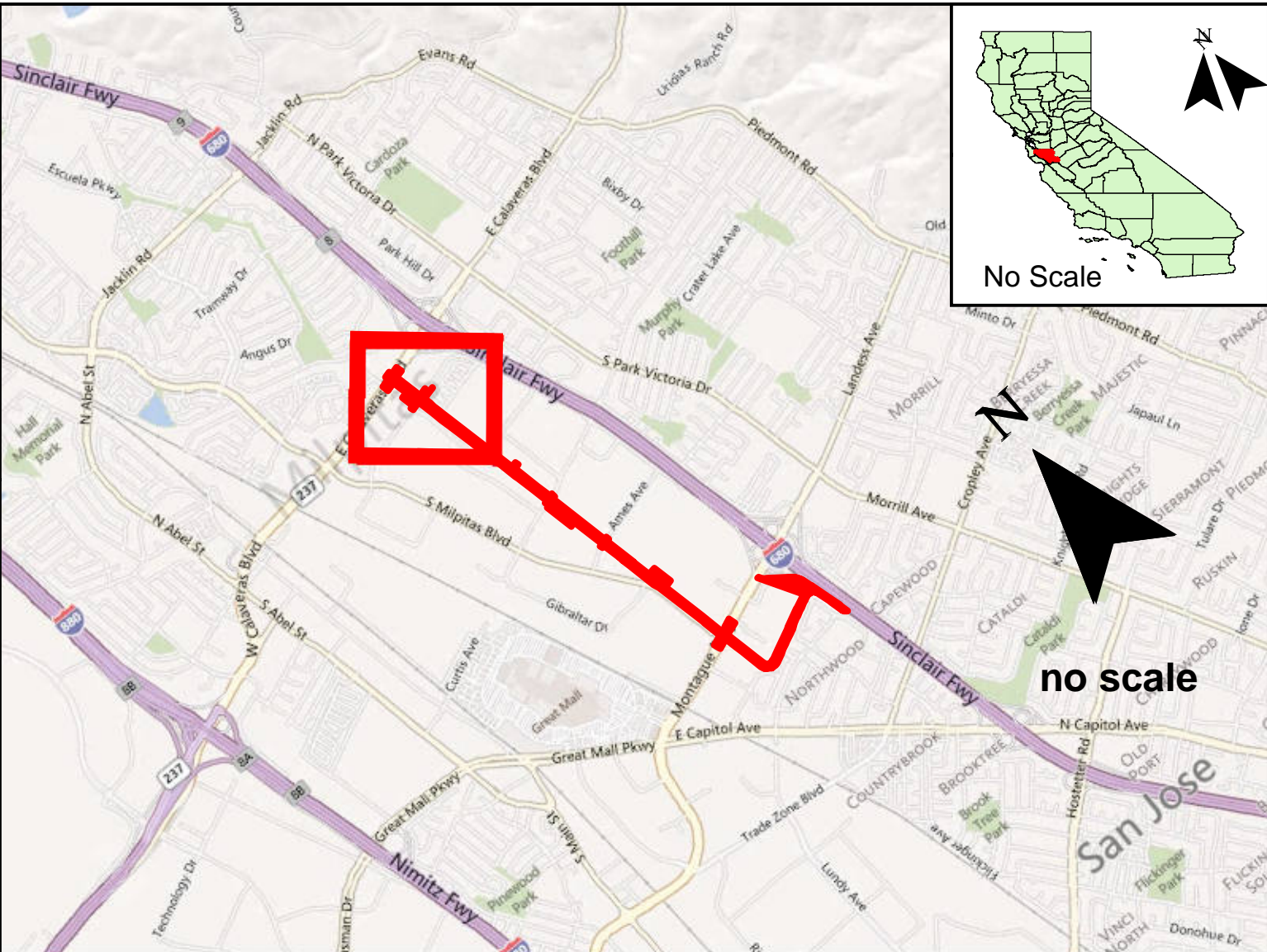
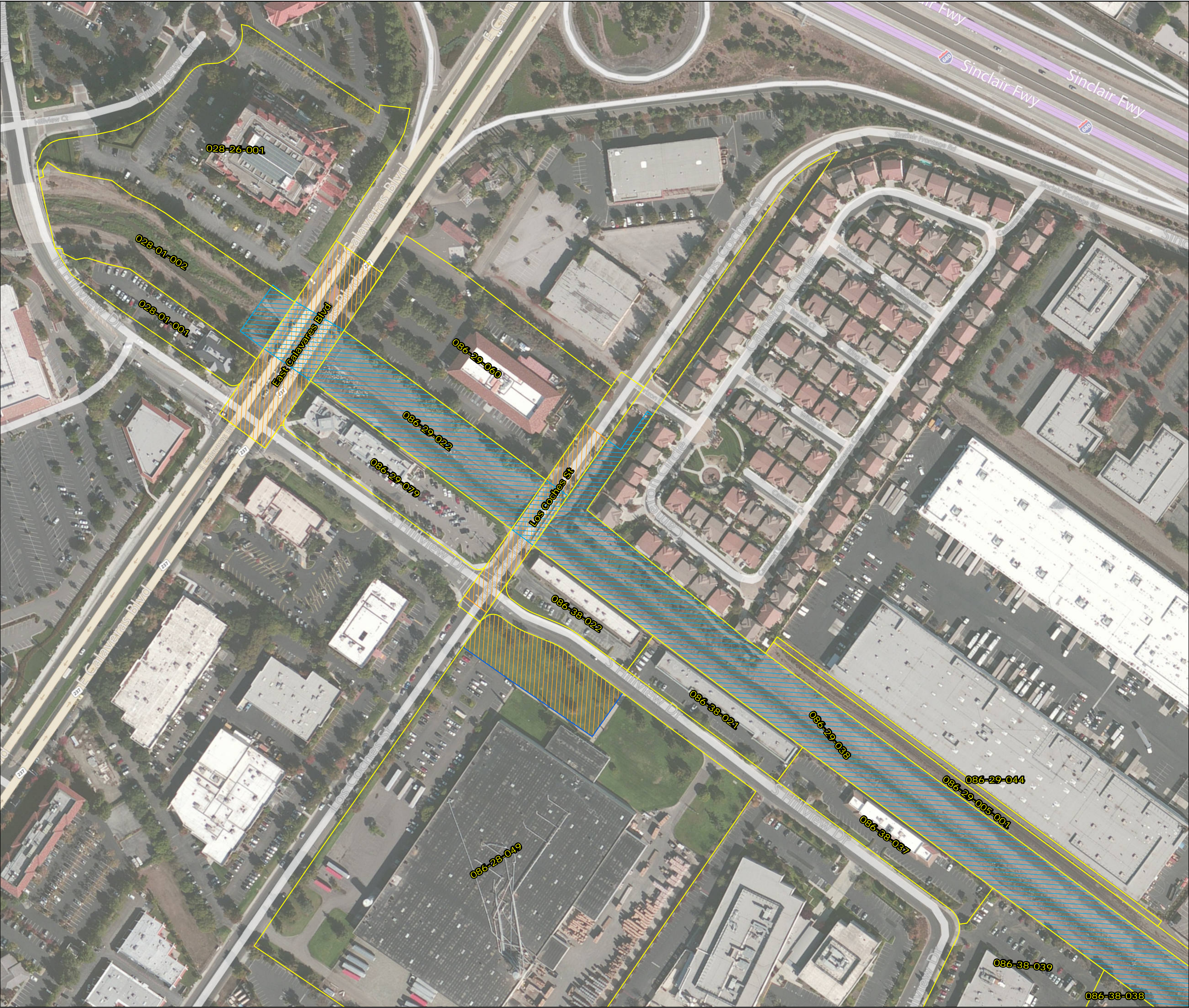
Created on April 25, 2011, Updated March 8, 2012.

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO CALIFORNIA PREPARED BY: JH REAL ESTATE DIVISION CADASTRAL SECTION 1320.1 STREET 1000 N. 10TH ST 95814-9222	STEVEN L. GAREY/Cadographer STEVEN L. GAREY/Cadographer STEVEN L. GAREY/Cadographer Project Manager: Scott Miller RE Specialist: Jimmy Halls	Maps Date: 1 Jul 03 Brief Map Source: USGS Topographic Quad CAD File Number: File Name: Print Date: Plot Scale:	Date Approved: Revision:
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SANTA CLARA CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 2B
GENERAL PROJECT LOCATION
G-1
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER

G-1



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PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 2B
SANTA CLARA COUNTY,
California

Legend

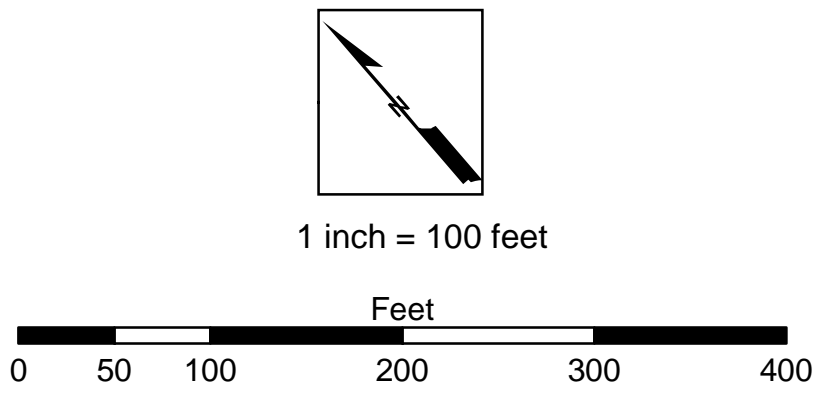
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Temporary Construction Easement

Channel Improvement Easement (CIE)

Parcel_Survey2009

County Boundary



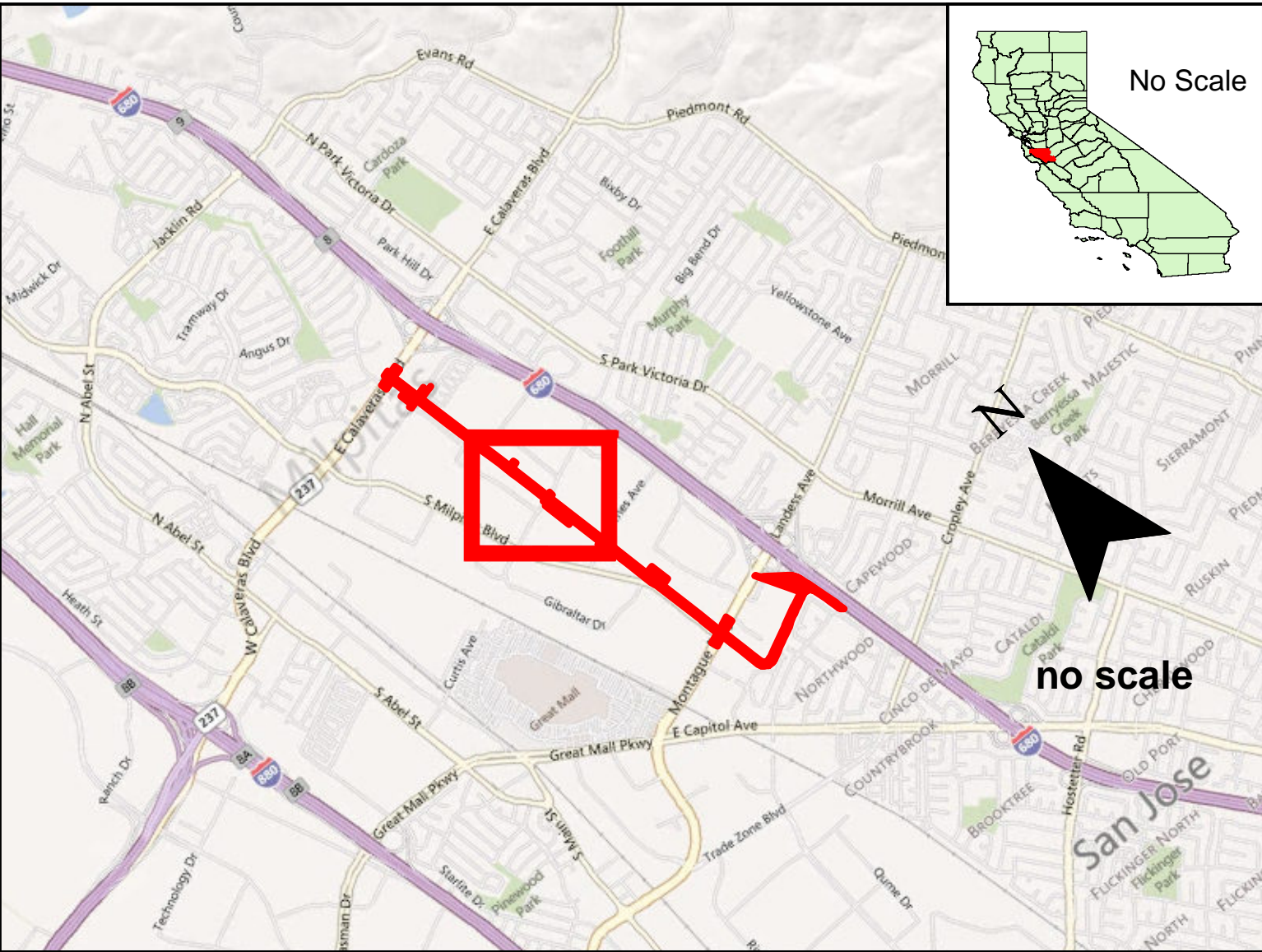
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Created on April 25, 2011; Updated March 8, 2012

Map/Project Lead	Steve J. Carey	Date Approved	1 Jun 08	Revision	
Created By	Steve J. Carey	Aerial Image Date	1 Jun 08		
Reviewed By	Steve J. Carey	Bing Map Server/Aerial Satellite Image	2008		
Project Manager	Scott Miller	File Name	BC_S-X		
RE Specialist	Jerry Halls	Print Date	30 Jan 2012		
		Print Scale	San Map		

SANTA CLARA
CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 2B
GENERAL PROJECT LOCATION
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
S-1



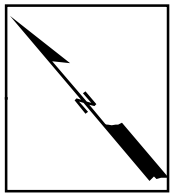
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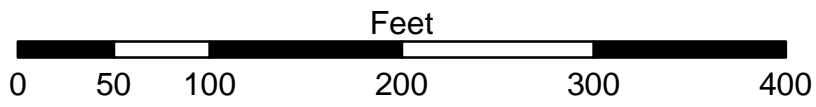
PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 2B
SANTA CLARA COUNTY,
California

- Legend**
- Channel Improvement Easement (CIE)
 - Temporary Staging Area
 - Temporary Construction Easement
 - Parcel_Survey2009
 - County Boundary



1 inch = 100 feet



Metadata:
Coordinate System: California State Plane, Zone III, Feet
Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

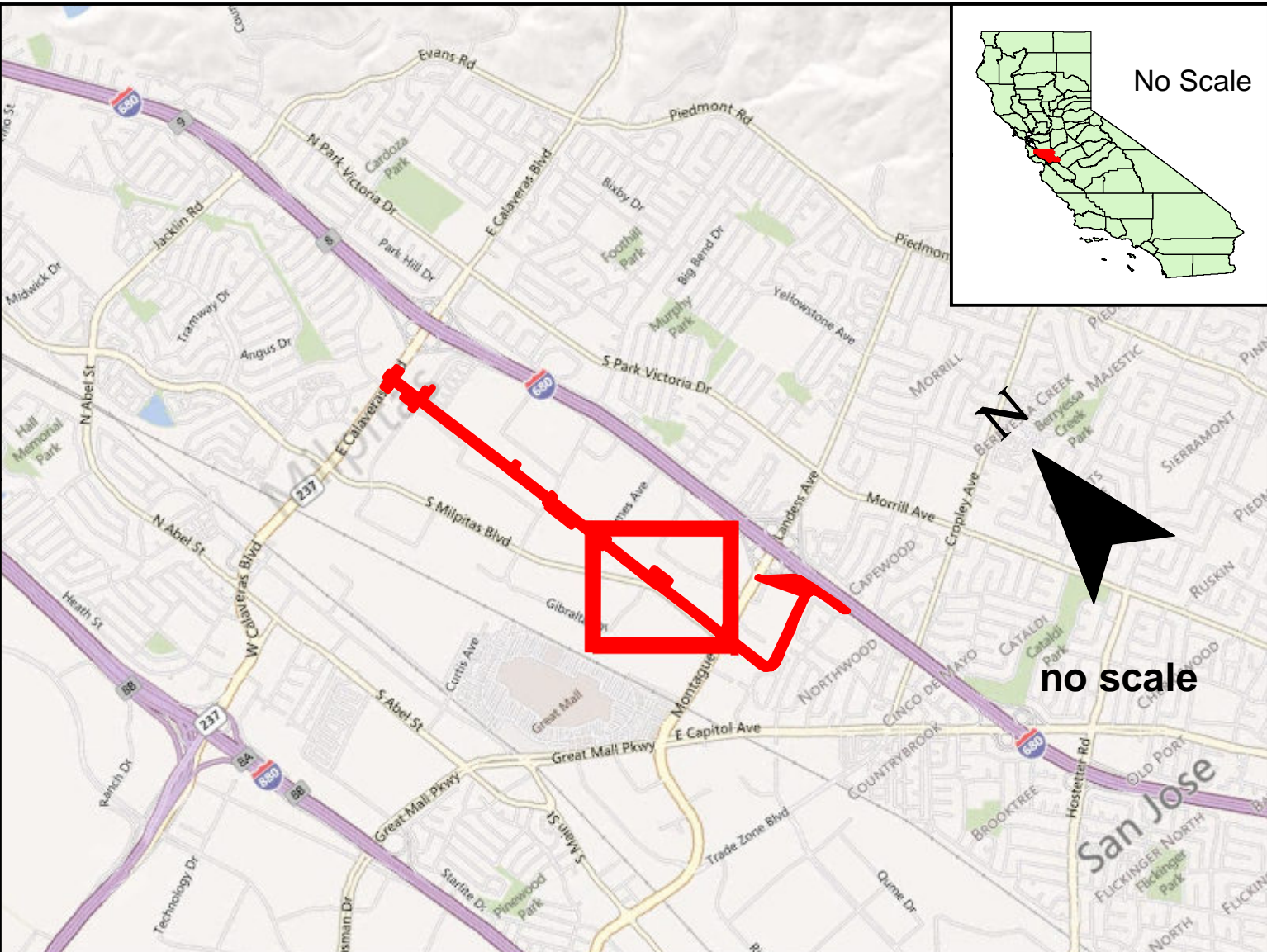
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DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA	Metaplan Lead: STEVE J. CAREY/GEOLOGIST	Date Approved:	Revision:
Created By: STEVE J. CAREY/Cartographer	Aerial Image Date: 1-Jun-08		
Reviewed By:	Bing Map Server AERIAL SATELLITE IMAGE 2008		
Project Manager: Scott Miller	File Name: BC_S-2		
RE Specialist: Jimmy Halls	Print Date: 20-Mar-2012		
	Print Scale: See Map		

CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 4D
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER

S-2



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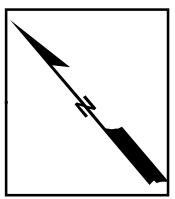


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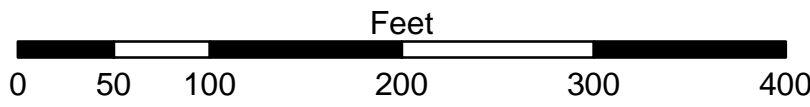
REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 2B

SANTA CLARA COUNTY,
California

Legend	
	Channel Improvement Easement (CIE)
	Temporary Staging Area
	Temporary Construction Easement
	Parcel_Survey2009
	County Boundary



1 inch = 100 feet



Metadata:
Coordinate System: California State Plane, Zone III, Feet
Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

Created on April 25, 2011; Updated March 8,, 2012.

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PREPARED BY: REAL ESTATE DIVISION CADASTRAL SECTION 1125 J STREET MAPS 6914-2922	DATE APPROVED: Steve J. Carey/GEOLOGIST Created By: Steve J. Carey/Cartographer Reviewed By: Project Manager: Scott Miller RE Specialist: Jimmy Halls
	FILE NAME: PLOT DATE: PLOT SCALE: B/C S-X 20-JAN-2012 S-3 Map

CALIFORNIA BERRYESSA CREEK ALTERNATIVE 4D GENERAL PROJECT LOCATION S-X REAL ESTATE CADASTRAL 2012
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SHEET
REFERENCE
NUMBER
S-3

Page 1

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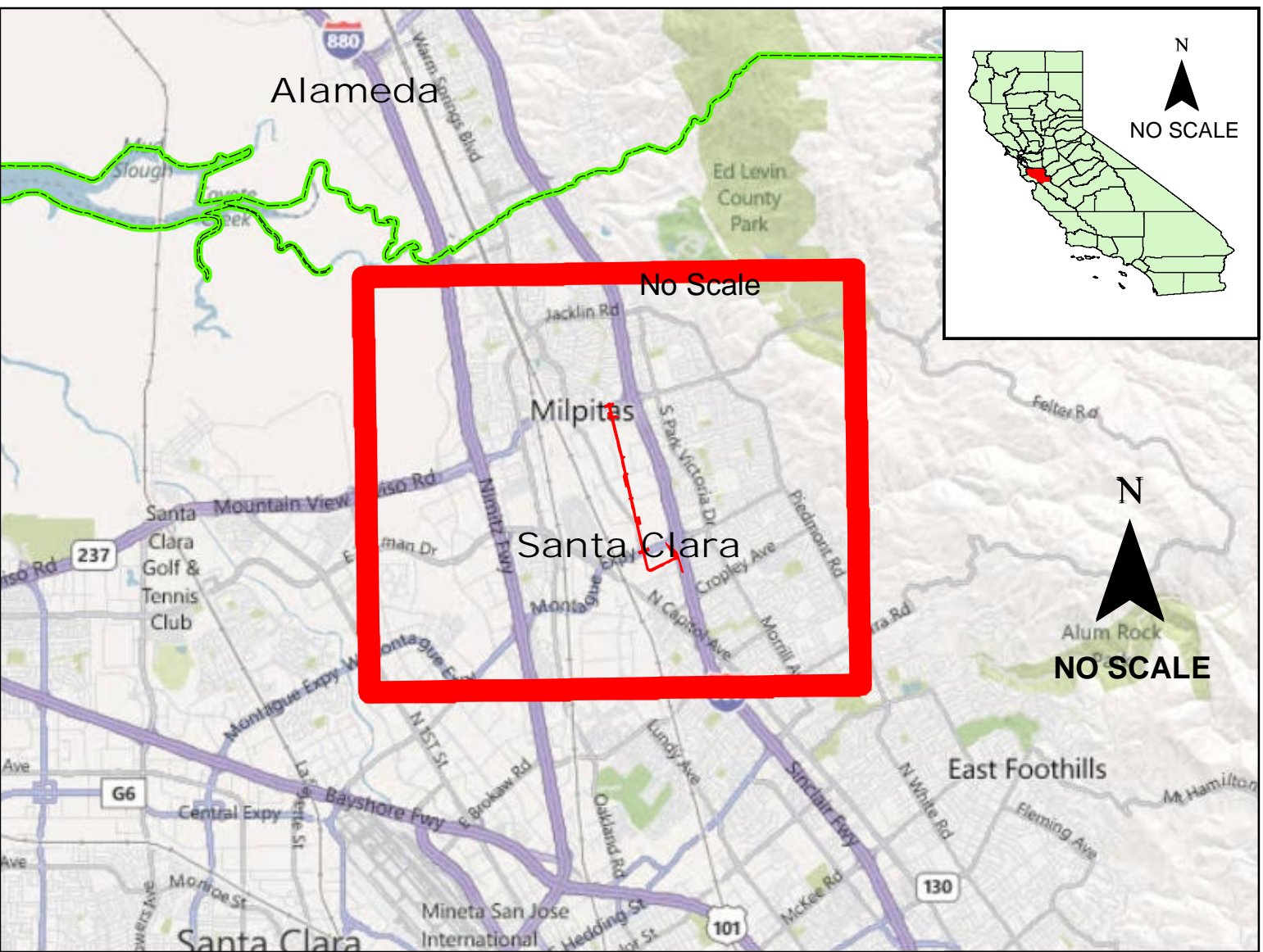
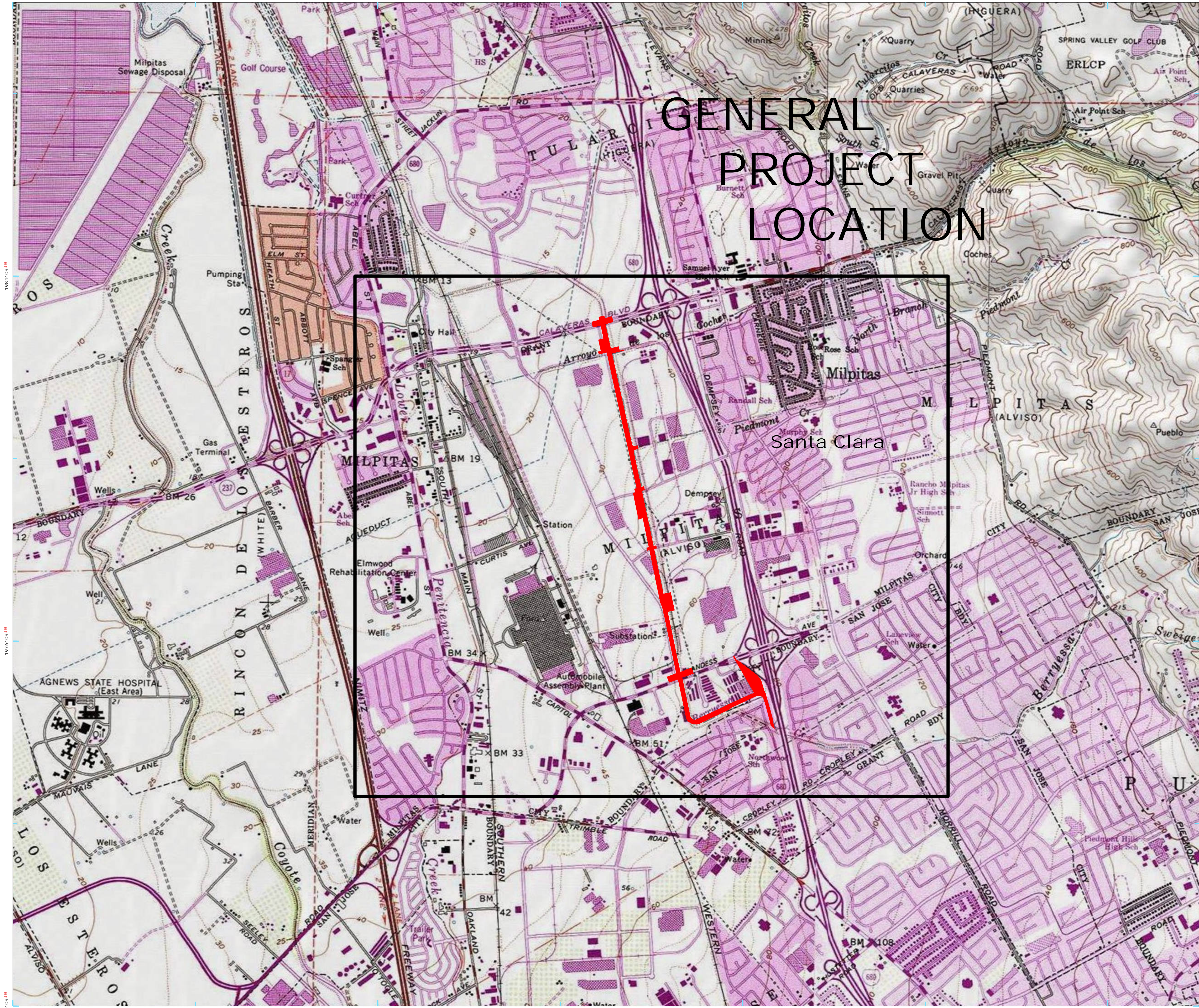
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PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012

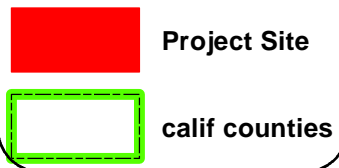
GENERAL PROJECT LOCATION

BERRYESSA CREEK PROJECT

ALTERNATIVE 4D

SANTA CLARA COUNTY,
California

Legend



0 500 1,000 2,000 3,000 4,000
Feet

Metadata:
Coordinate System: California State Plane, Zone III, Feet
Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

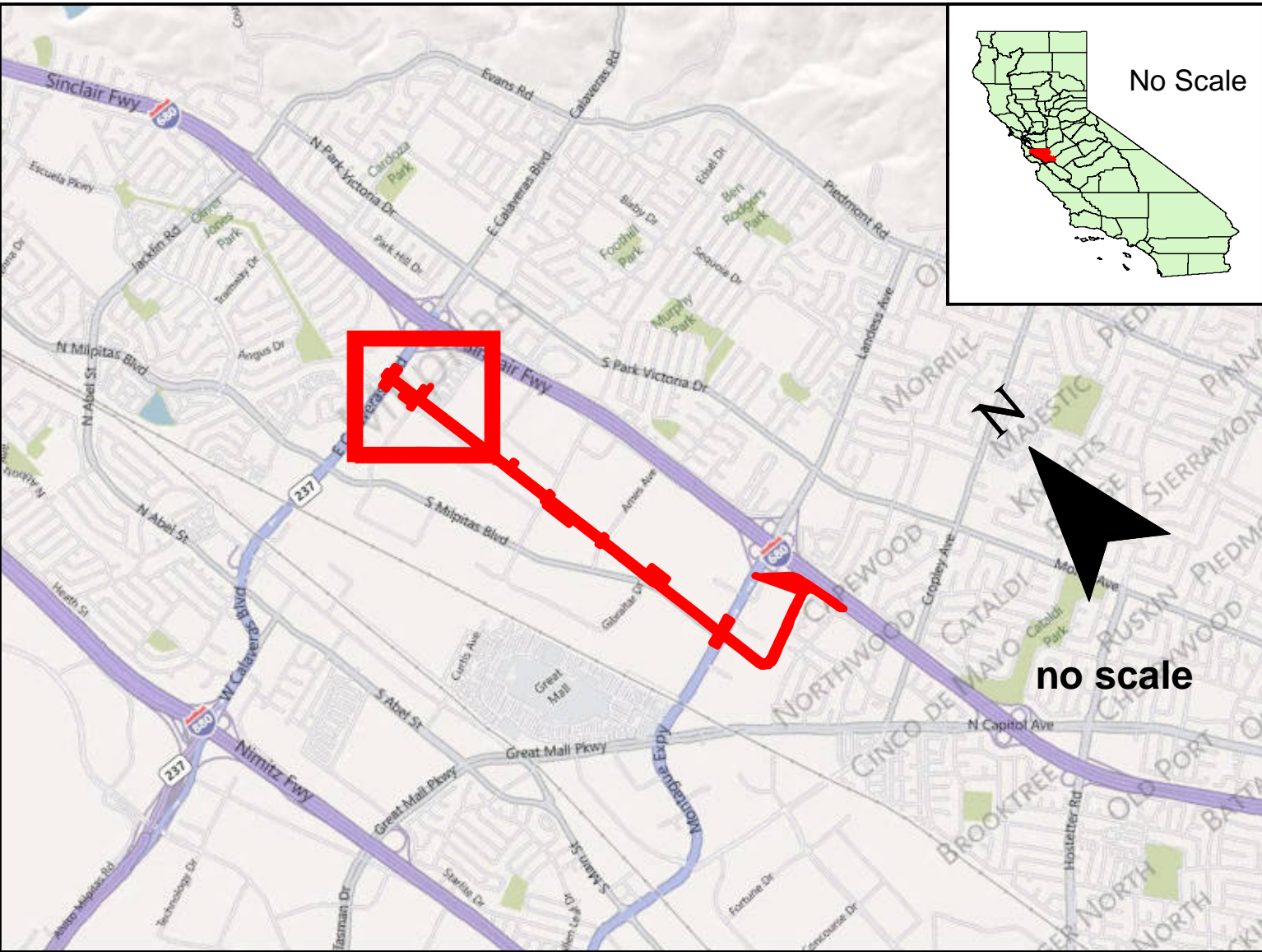
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Created By:	STEVE J. CAREY/Cartographer
Reviewed By:	CAD File Number:
Project Manager:	File Name:
Scale:	Scale:
Plot Scale:	Plot Scale:

SANTA CLARA	CALIFORNIA
BERRYESSA CREEK	ALTERNATIVE 4D
GENERAL PROJECT LOCATION	REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
G-1

Created on April 25, 2011, Updated January 30, 2012.

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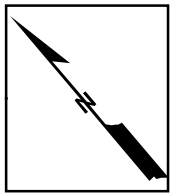


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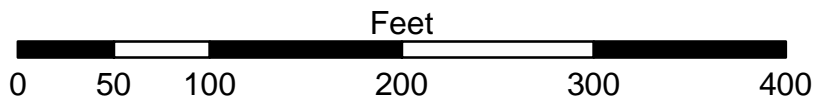
REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 4D

SANTA CLARA COUNTY,
California

- Legend**
- Channel Improvement Easement (CIE)
 - Temporary Staging Area
 - Temporary Construction Easement
 - Parcel_Survey2009
 - County Boundary



1 inch = 100 feet



Metadata:
Coordinate System: California State Plane, Zone III, Feet
Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

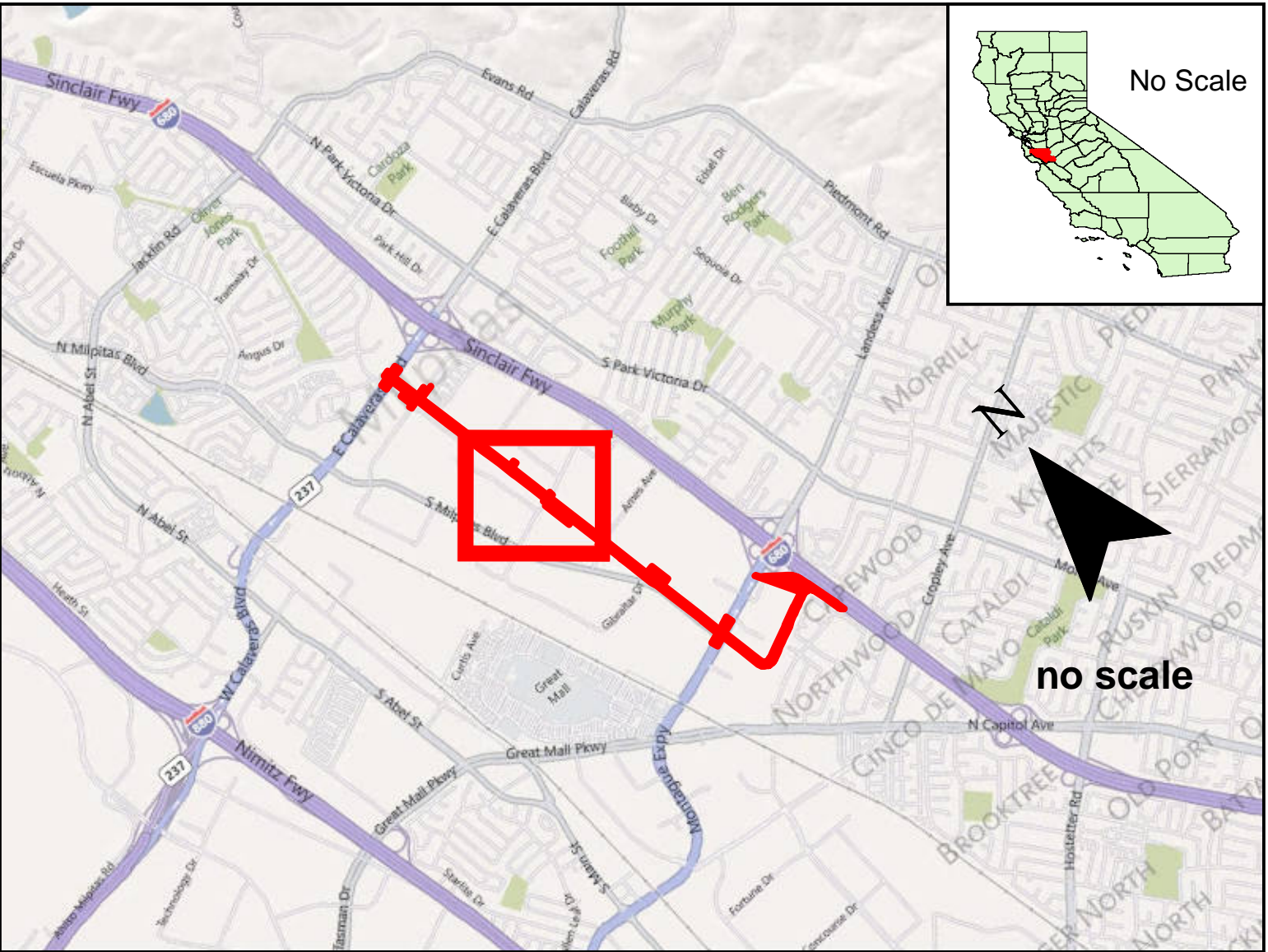
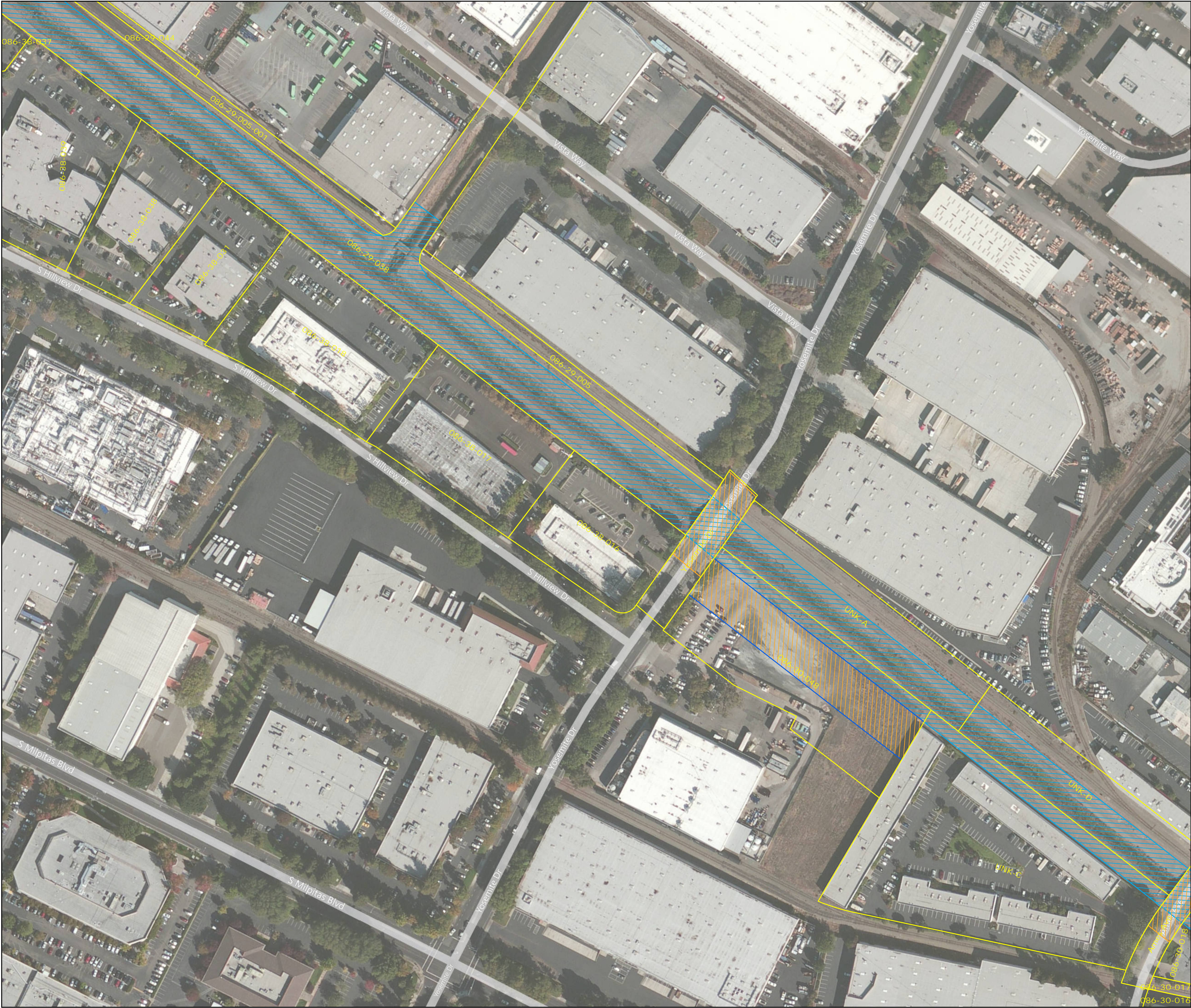
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DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA	PROJECT MANAGER SCOTT MAYER 20 JAN 2012	REVIEWER JIMMY HALLS 20 JAN 2012	DATE APPROVED 1 JUN 08	REVISION 1 JUN 08
CREATED BY STEVE J. CAREY/CARTOGRAPHER	FILE NAME BC_S-1	PROJECT NUMBER 086-29-038	AIRIAL IMAGE DATE BING MAP SERVER AERIAL SATELLITE IMAGE 2008	NO SCALE
REVIEWED BY STEVE J. CAREY/CARTOGRAPHER	FILE NAME BC_S-1	PROJECT NUMBER 086-29-038	CAD FILE NUMBER	

CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 4D
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
S-1



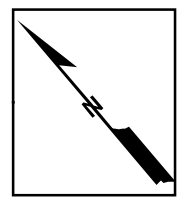
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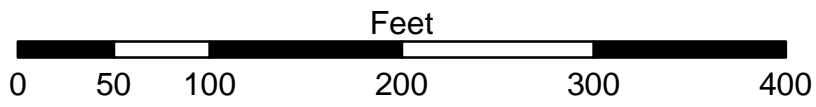
PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 4D
SANTA CLARA COUNTY,
California

- Legend**
- Channel Improvement Easement (CIE)
 - Temporary Staging Area
 - Temporary Construction Easement
 - Parcel Survey 2009
 - County Boundary



1 inch = 100 feet



Metadata:
Coordinate System: California State Plane, Zone III, Feet
Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

Created on April 25, 2011; Updated January 30, 2012

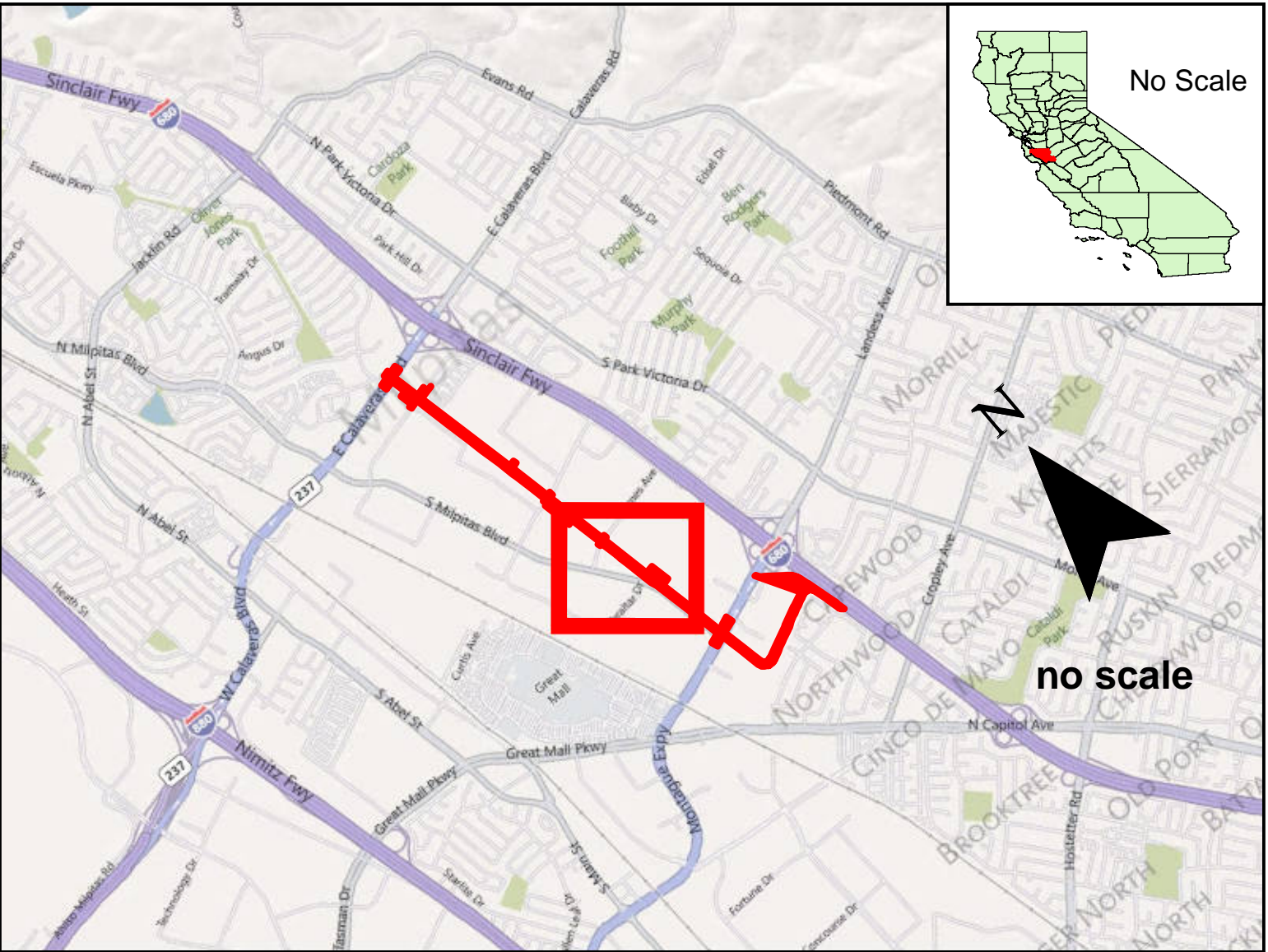
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DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA	Metaphor Lead STEVE J. CAREY/GEOLOGIST	Date Approved: 1-Jun-08	Revision: 1-Jun-08
Created By: STEVE J. CAREY/Cartographer	Aerial Image Date: Bing Map Server AERIAL SATELLITE IMAGE 2008	Reviewed By: CAD File Number:	
Project Manager: SCOTT MAYER	File Name: BC_S-2	Print Date: 30-Jan-2012	Print Scale: See Map
RE Specialist: JEMMY HALLS			

CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 4D
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER

S-2



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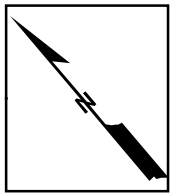


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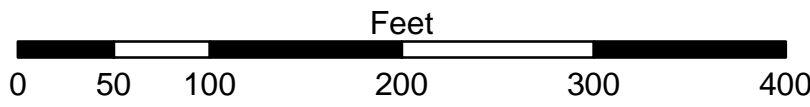
REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 4D

SANTA CLARA COUNTY,
California

Legend	
	Channel Improvement Easement (CIE)
	Temporary Staging Area
	Temporary Construction Easement
	Parcel Survey2009
	County Boundary



1 inch = 100 feet



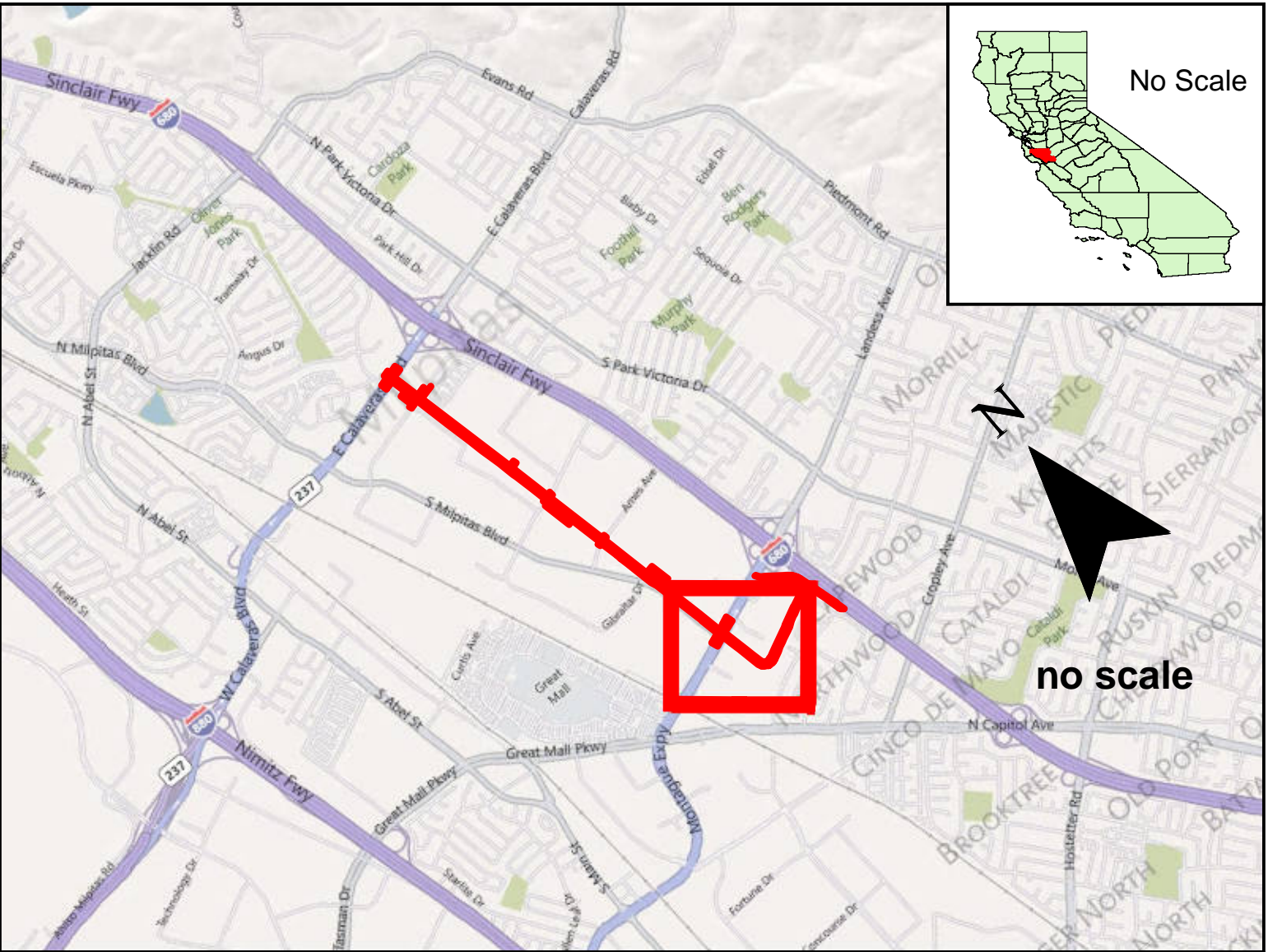
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Created on April 25, 2011; Updated January 30, 2012

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DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA	REVISION: 1-Jun-08
PREPARED BY: REAL ESTATE DIVISION CADASTRAL SECTION 1325 J STREET 6914-2922	DATE APPROVED: Steve J. Carey Steve J. Carey/Cartographer CAD File Number:
PROJECT MANAGER: Scott Miller RE SPECIALIST: Jimmy Halls	FILE NAME: PROJ DATE: PROJ SCALE:
BC: S-X 20-Jun-2012 S-3 Map	

CALIFORNIA BERRYESSA CREEK ALTERNATIVE 4D GENERAL PROJECT LOCATION S-X REAL ESTATE CADASTRAL 2012
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SHEET
REFERENCE
NUMBER
S-3



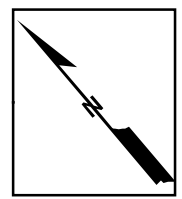
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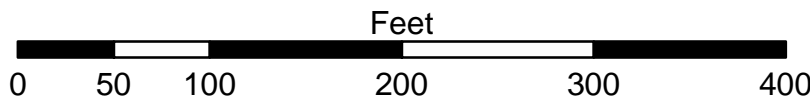
PRELIMINARY DRAFT

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 4D
SANTA CLARA COUNTY,
California

- Legend**
- Channel Improvement Easement (CIE)
 - Temporary Staging Area
 - Temporary Construction Easement
 - Parcel Survey 2009
 - County Boundary



1 inch = 100 feet



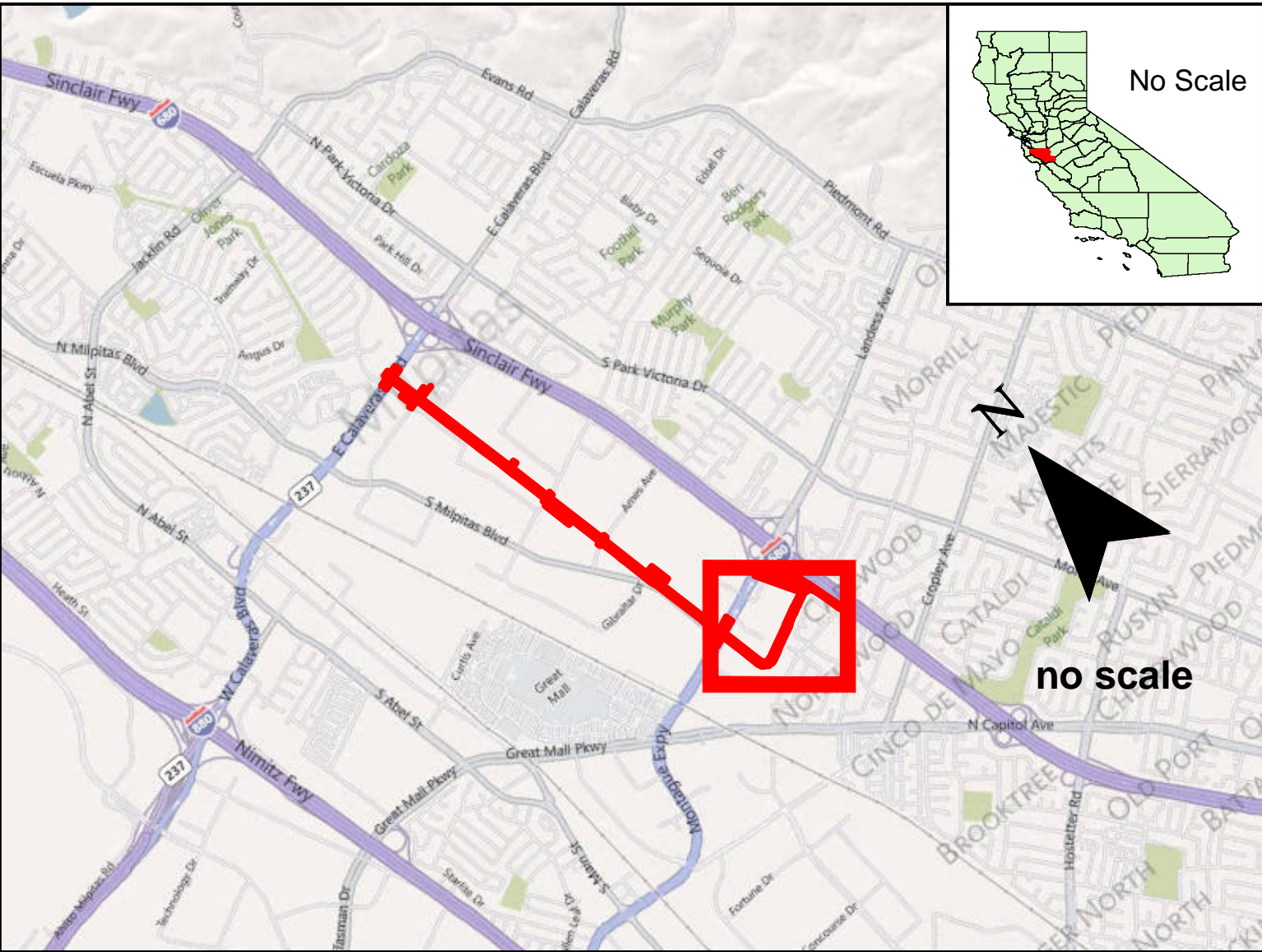
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Projection: Lambert Conformal Conic

Created on April 25, 2011; Updated January 30, 2012

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA	Map/Title: BERRYESSA CREEK PROJECT Created By: STEVE J. CAREY/Cartographer Reviewed By: STEVE J. CAREY/Cartographer	Date Approved: 1-Jun-08 Aerial Image Date: 1-Jun-08 Bing Map Server AERIAL SATELLITE IMAGE 2008 CAD File Number:	Revision: 1-Jun-08
PREPARED BY: REAL ESTATE DIVISION CADASTRAL SECTION 1325 J STREET 1325 J 95014-2922	Project Manager: Scott Miller RE Specialist: Jimmy Halls	File Name: 20-Jun-2012 File Date: 20-Jun-2012 File Size: 20-Jun-2012 File Scale: 20-Jun-2012	BC S-4 S-4 Map

CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 4D
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
S-4



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**PRELIMINARY
DRAFT**

REAL ESTATE OWNERSHIP MAPS 2012
PROJECT SITE LOCATION
BERRYESSA CREEK PROJECT
ALTERNATIVE 4D
SANTA CLARA COUNTY,
California

Legend

- Channel Improvement Easement (CIE)
- Temporary Staging Area
- Temporary Construction Easement
- Parcel Survey 2009
- County Boundary

1 inch = 100 feet

0 50 100 200 300 400 Feet

Metadata:
Coordinate System: California State Plane, Zone III, Feet
Datum: North American Datum, NAD83
Projection: Lambert Conformal Conic

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA	Map/Title: L-1 Created By: STEVE J. CAREY/GEOLOGIST Reviewed By: STEVE J. CAREY/Cartographer	Date Approved: 1-Jun-08 Aerial Image Date: Bing Map Server AERIAL SATELLITE IMAGE 2008 CAD File Number:	Revision: 1-Jun-08
PREPARED BY: REAL ESTATE DIVISION CADASTRAL SECTION 1205 J STREET MAPS 9504-2922	Project Manager: Scott Miller RE Specialist: Jimmy Halls	File Name: 20-Jun-2012 Print Date: 20-Jun-2012 Print Scale: See Map	BC: S-X 20-Jun-2012 See Map

CALIFORNIA
BERRYESSA CREEK
ALTERNATIVE 4D
GENERAL PROJECT LOCATION
S-X
REAL ESTATE CADASTRAL 2012

SHEET
REFERENCE
NUMBER
S-5

Created on April 25, 2011; Updated January 30, 2012